



42 John Street
Sutton-In-Ashfield, Nottinghamshire NG17 4EN
Offers Over £100,000

- A TWO BEDROOMED TERRACE PROPERTY, OFFERED FOR SALE WITH NO UPWARD CHAIN
- THE ROOF HAS ALSO BEEN RE-TILED AND THE PROPERTY HAS BEEN RE-RENDERED TO THE FRONT
- LARGE MAIN BEDROOM, SECOND BEDROOM, BATHROOM WITH THREE-PIECE SUITE AND ATTIC ROOM
- LOCATED JUST OFF MANSFIELD ROAD IN SUTTON, WITH ACCESS TO LOCAL AMENITIES AND SERVICES
- POTENTIAL RENTAL INCOME WE FEEL COULD BE IN THE REGION OF £725-750 PER CALENDAR MONTH
- INCLUDES COMBINATION BOILER (INSTALLED 2024) AND UPVC DOUBLE GLAZING
- TWO SEPARATE RECEPTION ROOMS AND FITTED KITCHEN WHICH INCLUDES BUILT IN OVEN AND HOB
- CUL-DE-SAC LOCATION, SHARED PASSAGEWAY TO THE SIDE AND GARDEN TO THE REAR
- PREVIOUSLY RENTED AT £635.00PCM, REFLECTING THE LENGTH OF TIME THE TENANT HAD LIVED THERE
- GOOD TRANSPORT LINKS IN THE AREA, WITH ACCESS TO THE M1 MOTORWAY AND THE A38.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on Sutton Road, which then becomes Mansfield Road. As you approach Sutton, follow the road round to the right, which is still Mansfield Road. Before the next traffic lights, turn right onto John Street. The property is then on the right-hand side.

ACCOMMODATION COMPRISES

LOUNGE

11'11" x 11'3" (3.64m x 3.45m)

UPVC door and double glazed window to the front aspect. Electric living flame fire and cupboard housing the gas and electric meters and consumer unit. Radiator.

DINING ROOM

12'3" x 12'1" (3.75m x 3.69m)

UPVC double glazed rear aspect, radiator, laminate flooring, under stair cupboard and stairs rising to the first floor.



KITCHEN

11'11" x 5'8" (3.64m x 1.75m)

Fitted with, white base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in oven, hob and extractor. Wall mounted combination boiler. Radiator. UPVC door and window.

FIRST FLOOR

LANDING

Having stairs proving access to the attic room.

BEDROOM ONE

15'6" x 11'3" (4.73m x 3.43m)

UPVC double glazed front elevation. Radiator, laminate flooring and recessed storage space.



BEDROOM TWO

11'4" x 5'8" (3.47m x 1.73m)

UPVC double glazed rear aspect, radiator and laminate flooring.



BATHROOM

Three-piece suite comprising panelled bath, wash hand basin and WC. Tiled surrounds, radiator and UPVC obscure glaze.



proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5764/12.3.2025

SECOND FLOOR

ATTIC ROOM

14'6" x 12'11" (4.42m x 3.96m)

Double glazed sky light, radiator and laminate flooring.



OUTSIDE

Outside. There is a shared passage to the side. The property then has an area of garden to the rear.

The property is in council tax band A (Ashfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are

