



**23 Oak Tree Road,
Sutton-In-Ashfield, Nottinghamshire NG17 4GU**

- A TWO BEDROOMED, PLUS ATTIC, MID TERRACED PROPERTY.
- INCLUDES GAS HEATING (BACK BOILER) AND UPVC DOUBLE GLAZING.
- TWO DOUBLE BEDROOMS, ATTIC ROOM AND BATHROOM WITH THREE-PIECE SUITE.
- CONVENIENT LOCATION, CLOSE TO SUTTON AMENITIES AND TRANSPORT LINKS (M1 & A38).
- BELOW MARKET RENT, REFLECTING A GOOD TENANT WHO HAS LIVED HERE FOR 20 YEARS.
- OFFERED FOR SALE, SUBJECT TO THE CURRENT TENANT REMAINING IN RESIDENCE.
- LOUNGE WITH VICTORIAN STYLE FIREPLACE, DINING ROOM AND FITTED KITCHEN.
- ON STREET PARKING AND ENCLOSED GARDEN TO THE REAR.
- RENT INCREASE FROM THE 1ST JUNE 2025 TO £550PCM (PREVIOUSLY £450.00PCM).
- WE SHALL NOT BE LOOKING TO SERVE NOTICE PRIOR TO COMPLETION.

£105,000

VIEWING:

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

DIRECTIONS:

From Mansfield, head onto Stockwell Gate, which then becomes Sutton Road. Proceed into Sutton, where it then becomes Mansfield Road. At the end of here, where it becomes Outram Street, turn left onto Oak Tree Road. The property is then on the left-hand side.

ACCOMMODATION COMPRISES:

LOUNGE

12'2 x 10'3 (3.71m x 3.12m)

UPVC double glazed door and window to the front. Victorian style fireplace. Radiator.

INNER LOBBY

Stairs rising to the first floor.

DINING ROOM

13'5 x 12'1 (4.09m x 3.68m)

UPVC double glazed rear aspect. Living flame gas fire with back boiler and raised quarry tiled hearth.

KITCHEN

14'8 x 6'2 (4.47m x 1.88m)

Having base and eye level fitments, work surfaces and single sink unit and single drainer. Radiator. UPVC double glazed rear aspect and UPVC back door.

FIRST FLOOR

LANDING

Having stairs rising to the attic room.

BEDROOM ONE

12'3 x 10'3 plus recess (3.73m x 3.12m plus recess)

Radiator. UPVC double glazed front elevation.

BEDROOM TWO

10'5 x 5'6 (3.18m x 1.68m)

Built in cupboard, radiator and UPVC double glazed rear elevation.

BATHROOM

Three-piece pastel suite comprising panelled bath, wash hand basin and WC. Fully tiled surround, radiator and UPVC obscure glaze.

ATTIC ROOM

14'8 x 12'2 (4.47m x 3.71m)

Radiator and double glazed skylight.

OUTSIDE

On street parking is provided. There is then an enclosed 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 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.

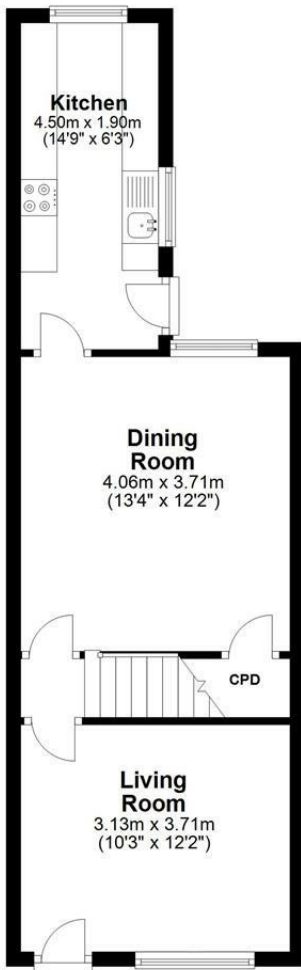
AS WITH ALL OUR PROPERTIES

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.

MA5783/28.4.2025

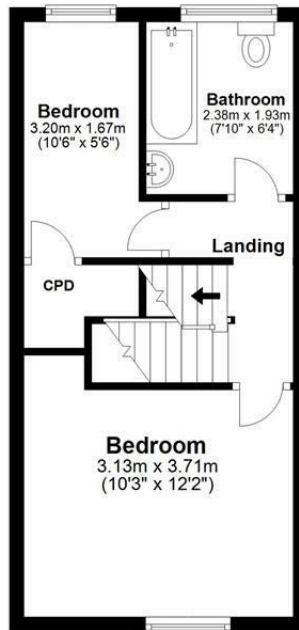
Ground Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



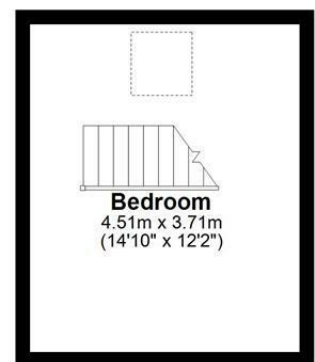
First Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



Second Floor

Approx. 16.7 sq. metres (180.1 sq. feet)



Total area: approx. 86.2 sq. metres (927.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
		42
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

