



58 Mason Street
Sutton-In-Ashfield, Nottinghamshire NG17 4HP
£115,000

- WELL PRESENTED TWO BEDROOM TERRACED HOUSE, OFFERED TO INVESTORS
- GAS CENTRAL HEATING VIA A COMBI BOILER
- KITCHEN & GROUND FLOOR WC
- LARGE ENCLOSED REAR GARDEN
- CURRENTLY TENANTED AT £520 PCM GIVING A GROSS YIELD OF 5.4% WITH SCOPE TO INCREASE THE RENT.
- DOUBLE GLAZED THROUGHOUT
- TWO RECEPTION ROOMS
- TWO BEDROOMS & BATHROOM
- CONVENIENT LOCATION FOR A38 AND SUTTON IN ASHFIELD WITH ITS ASSOCIATED AMENITIES.
- PLEASE NOTE THE CURRENT TENANTS WILL NOT BE SERVED NOTICE PRIOR TO COMPLETION

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed along Sutton Road (A38) towards Sutton in Ashfield before bearing right onto Mansfield Road (B6023). Turn left into Mason Street where the property is on the right-hand side.

ACCOMMODATION COMPRISES

Composite opaque part glazed entrance door to:

BEDROOM/LIVING ROOM

12'2" maximum x 12'1" (3.72m maximum x 3.70m)

Fitted carpet, UPVC double glazed window to front elevation, radiator and through an inner lobby having under stair storage and in to:

LIVING/DINING ROOM

12'3" maximum x 12'1" (3.74m maximum x 3.70m)

Having a UPVC double glazed window to the rear elevation, fitted carpet and radiator, stairs off to the first floor and through to:

KITCHEN

11'10" x 7'5" (3.62m x 2.28m)

A variety of wall, base and tower pine effect units, granite effect worktops, stainless steel sink and drainer with mixer tap, built-in oven and electric hob with stainless steel extractor over, tiled splash backs, plumbing for washing machine, vinyl flooring, UPVC double glazed window to rear, radiator, part opaque double glazed UPVC door to rear garden and through to:

GROUND FLOOR WC

5'1" x 3'5" (1.55m x 1.06m)

White W/C, radiator, white wall hung sink, extractor fan, vinyl floor and opaque UPVC double glazed window to rear aspect.

FIRST FLOOR

LANDING

Fitted carpet, loft access and built-in cupboard housing the combi boiler.

BEDROOM ONE

12'3" maximum x 12'3" (3.74m maximum x 3.74m)

Radiator, fitted carpet and UPVC double glazed window to the front elevation.

BEDROOM TWO

12'2" x 9'0" maximum (3.71m x 2.76m maximum)

Fitted carpet, radiator, UPVC double glazed window to rear aspect

BATHROOM

8'10" x 7'6" (2.70m x 2.29m)

White 3-piece suite comprising a bath with shower over and fitted shower screen with toiling to walls around the bath, W/C, sink in vanity unit, vinyl flooring, radiator and opaque UPVC double glazed window to rear elevation.

OUTSIDE

To the front is on-street parking, subject to availability and to the rear is an enclosed large garden mainly laid to lawn with a brick outbuilding and paved seating area.

NB, we are advised that access to the front of the property is via number 60 Mason Street.

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. MA5835/10.10.2025

