



5 North Street
Sutton-In-Ashfield, Nottinghamshire NG17 4BD
£125,000

- A TWO BEDROOMED TERRACED HOUSE, WHICH ALSO HAS AN ATTIC ROOM
- ON THE ASKING PRICE OF £125,000, THIS PRODUCES 7.2% GROSS RETURN
- LOUNGE, DINING ROOM AND FITTED KITCHEN WITH BUILT IN ELECTRIC OVEN
- ATTIC ROOM, WHICH COULD BE A BEDROOM, SUBJECT TO REGULATIONS
- TO BE SOLD SUBJECT TO THE CURRENT TENANCY, PRODUCING £750PCM
- GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS, BATHROOM AND SECOND SEPARATE WC/BASIN
- OUTSIDE, THE PROPERTY HAS A REAR GARDEN WITH PAVING AND GRASS

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. Fork left onto Outram Street and then turn right onto North Street.

ACCOMMODATION COMPRISES

LOUNGE

12'4 x 11'2 (3.76m x 3.40m)

UPVC double glazed window and door to the front aspect. Radiator, coving and laminate.

Access to the cellar, with light and power. Also housing the gas and electric meters and consumer unit.

DINING ROOM

12'3 x 12'1 (3.73m x 3.68m)

UPVC double glazed rear aspect. Radiator, laminate flooring and access to the stairs.

KITCHEN

8'5 x 6'7 (2.57m x 2.01m)

With base and eye level units, roll tops and stainless-steel sink unit and single drainer. Built in electric oven, hob and cooker hood. Wall mounted combination boiler. Radiator, tiled flooring and UPVC double glazed window and back door.

FIRST FLOOR

LANDING

BEDROOM ONE

15'8 x 11'5 (4.78m x 3.48m)

UPVC double glazed front elevation, radiator and built in cupboard.

BEDROOM TWO

12'6 x 12'2 (3.81m x 3.71m)

Radiator. UPVC double glazed rear elevation.

BATHROOM

Comprising panelled bath with shower attachment to the taps, wash hand basin within vanity unit and WC. Tiled bath surround, tiled flooring, radiator and UPVC obscure glaze.

CLOAKROOM

Having WC and wash basin. Radiator.

ATTIC ROOM

14'5 x 9'9 (4.39m x 2.97m)

Without the necessary building regulation approval this can't be classed as a bedroom. Prospective buyers are advised to make their own enquiries as to requirements. UPVC double glazed aspect. Radiator.

OUTSIDE

The property has a garden area to the rear, which has paving and grass.

The property is in council tax band A.

PLEASE NOTE – THERE ARE NO INTERNAL PHOTOGRAPHS TO PROTECT THE TENANTS RIGHT TO PRIVACY.

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. MA5844/12.11.2025

