

Alfreton Road, Sutton In Ashfield, Nottinghamshire NG17 1JB

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Offers In The Region Of
£105,000

PINEWOOD



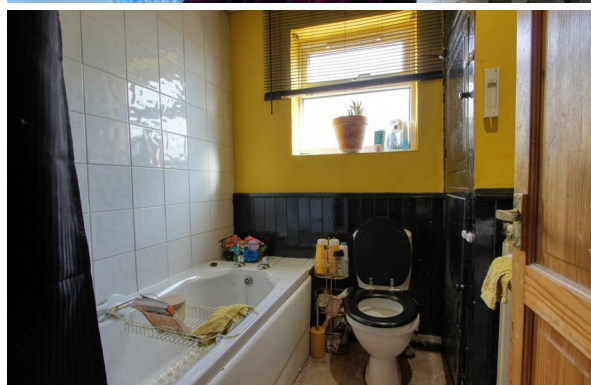
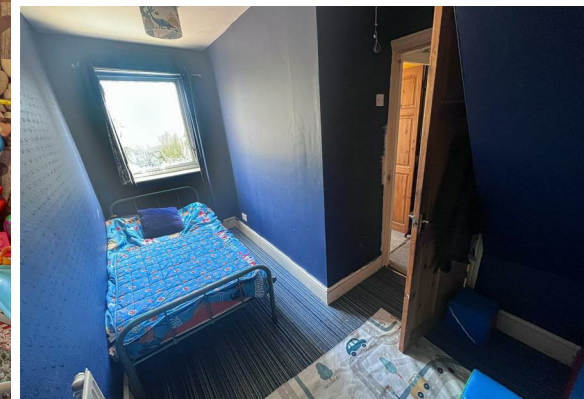
Alfreton Road Sutton In Ashfield Nottinghamshire NG17 1JB



Offers In The Region Of £125.000

3 bedrooms
1 bathroom
2 receptions

- Three Bedroom
- Mid Terraced
- Spacious Front Reception Room
- Versatile Second Reception Room
 - Galley Style Kitchen
- Spacious Attic Bedroom
- Set Over Three Floors
- Large Rear Garden
 - Freehold
- Council Tax Band A





This well-presented three-bedroom mid-terrace offers an excellent buy-to-let opportunity, currently achieving £488 PCM in rental income OR first time buyer home. Situated in a sought-after location close to Mapplewells Primary School and the A38, providing great commuter links to the M1.

The property features a spacious lounge, separate dining room, and a galley-style kitchen. Upstairs, there are two bedrooms and a family bathroom, with a large attic bedroom on the second floor. Additional benefits include laminate flooring and ample storage in the rear garden.

The property will come with a compliant Energy Performance Certificate, and EICR and Gas Safety.

With a strong rental yield potential, this turnkey investment is ideal for landlords looking to expand their portfolio. Don't miss out – enquire today!

Lounge

11'4" x 11'2" (3.45 x 3.40)

A bright and welcoming space featuring a UPVC window and door to the front aspect. The room is enhanced by a fire and surround, complemented by laminate flooring and a modern eco-friendly central heating radiator.

Dining Room

12'4" x 11'5" (3.75 x 3.48)

Located at the rear of the property, this versatile space benefits from a UPVC window, under-stairs storage, a central heating radiator, and laminate flooring—ideal for use as a dining area or additional lounge.

Kitchen

16'1" x 5'3" (4.89 x 1.59)

A well-appointed galley-style kitchen fitted with pine-effect base and wall units, a contrasting worktop, and a stainless steel sink with drainer. The panelled ceiling with downlights creates a bright and contemporary feel. The kitchen also features an integrated electric hob and oven, space for a 50/50 fridge freezer, and provisions for both a washing machine and dryer. A UPVC window to the side aspect allows natural light to flood the space.

Master Bedroom

11'5" x 11'3" (3.47 x 3.42)

A spacious double bedroom with a UPVC window to the front aspect, fitted carpet, and a central heating radiator, offering a comfortable and relaxing space.

Second Bedroom

12'4" x 4'8" (3.77 x 1.41)

A well-proportioned bedroom with a UPVC window to the rear aspect, fitted carpet, central heating radiator, and useful storage over the stairs.

Attic Bedroom

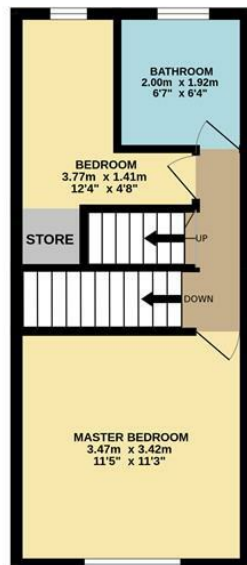
14'6" x 10'2" (4.41 x 3.09)

With Velux style window, central heating radiator and carpet

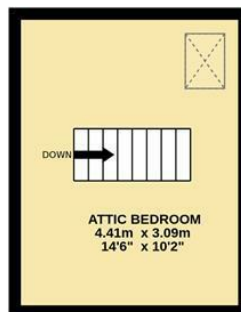
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Family Bathroom

6'7" x 6'4" (2.0 x 1.92)

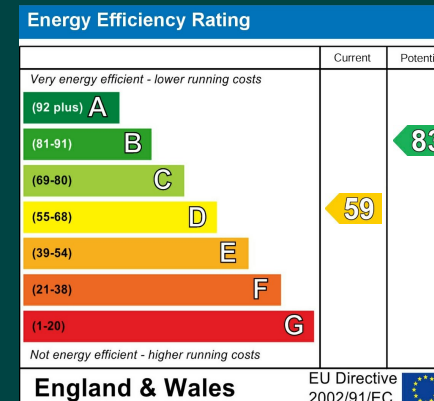
Featuring a panelled ceiling with downlights, a UPVC privacy window, a low-flush WC, a bathtub with tiled splashback.

Garden

A private outdoor space featuring a freestanding shed and a long, enclosed garden - perfect for outdoor seating and entertaining.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



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PINEWOOD

