

**10 and 12 High Street, Sutton-In-Ashfield NG17 3GA****£200,000**

A rare opportunity to purchase two separate but adjoining properties capable of generating a substantial rental income. Ideal for occupation by the extended family and those wishing to run a business.

- Lounge plus Large Dining Kitchen
- Large Rear Yard
- Shop
- 6 Bedrooms

DESCRIPTION & SITUATION

An extremely rare opportunity to purchase a pair of separate but adjoining properties with vehicular access to a large yard and double garage at the rear.

No.10 High Street comprises a former sales shop with smart kitchen fittings, two bedrooms plus beautifully appointed bathroom at first floor level.

No.12 High Street comprises a well proportioned, three storey house with comfortable lounge, large dining kitchen and four good sized bedrooms.

Access to the rear is gained via New Lane. There is a substantial, double fronted garage with roller shutter door at the back of the house.

The property has excellent potential to generate a substantial rental income being situated in an area where there is high demand for rented accommodation and may also be the perfect solution for those wishing to live in a large family group and/or co-locate business and home.

Only by internal inspection can the true size and appeal of this property be fully appreciated.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

12 HIGH STREET**LOUNGE 13'8" x 13'7" (4.17 x 4.16)**

Modern electric focal fire, double glazed window and central heating radiator.



AGENTS NOTE

Purchasers may be interested to note that there is an external stainless steel flue which served a log burner to the lounge which has been removed and replaced with an electric fire. This has not been tested and we cannot therefore guarantee it is serviceable.

**LOBBY**

With staircase giving access to the first floor accommodation.

DINING KITCHEN 13'10" x 12'11" (4.24 x 3.94)

Equipped with an extensive range of base and wall mounted storage cupboards including stainless steel single drainer sink unit, 4 ring gas hob/oven, plumbing for washer, space for fridge, wall mounted gas boiler. Ceramic tiled floor. Central heating radiator, plenty of space for a dining table. Door to rear yard.



CELLAR 12'1" x 12'0" (3.69 x 3.68)

A relatively dry cellar suitable for storage purposes incorporating a ventilation system.

**FIRST FLOOR****LANDING**

Staircase giving access to the second floor accommodation.

SECOND FLOOR ACCOMMODATION**BEDROOM 13'10" x 14'2" (4.22 x 4.33)**

Fitted wardrobe, double glazed window and central heating radiator.

**BEDROOM 7'7" x 9'11" (2.32 x 3.04)**

Double glazed window and central heating radiator.



BATHROOM/W.C. 9'11" x 6'1" (3.04 x 1.86)

Equipped with a bath with plumbed in shower above, wash hand basin, W.C. Central heating radiator and double glazed window.

**SECOND FLOOR****LANDING****BEDROOM 10'2" x 10'7" (3.11 x 3.24)**

Velux type window to the rear roof slope plus central heating radiator.

**BEDROOM 13'9" x 11'3" (4.2 x 3.43)**

Velux type window to the front elevation plus central heating radiator.

**10 HIGH STREET**

FORMER SHOP/LIVING KITCHEN 10'9" x 30'2" (3.3 x 9.2)

Double glazed window with roller shutter door. Central heating radiator. Modern kitchen units including a stainless steel single drainer sink unit, wall mounted gas boiler (recently commissioned), ceramic tiled floor. Door to rear gardens. Attractive, good quality modern staircase giving access to the first floor.

**FIRST FLOOR****LANDING**

BEDROOM 10'11" x 9'0" (3.33 x 2.76)

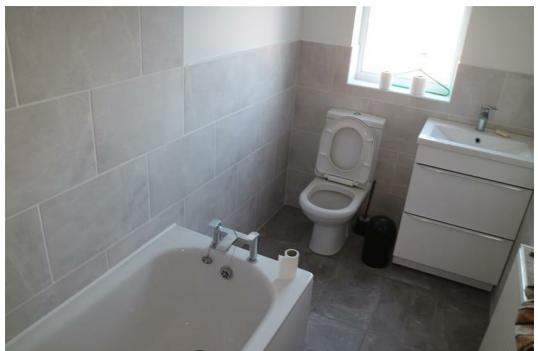
Double glazed window plus central heating radiator.

**BEDROOM 5'6" x 13'2" (1.68 x 4.02)**

Double glazed window and central heating radiator.

**BATHROOM/W.C. 4'11" x 9'11" (1.51 x 3.03)**

Beautifully appointed with a modern suite comprising a bath with plumbed in shower above, wash hand basin, W.C, double glazed window and central heating radiator.

**LOFT ROOM**

Access by means of loft ladders (3.3m x 7.82m) comprising good, useful storage space with two central heating radiators and Velux type window.



OUTSIDE

Vehicular access to the rear yard is gained via New Lane. The rear yard is fully paved and provides extensive parking space for several vehicles. There is a brick built double garage with roller shutter door plus a garden room with attractive water feature.

**ADDITIONAL OUTSIDE PHOTOGRAPHS**

ADDITIONAL OUTSIDE PHOTOGRAPHS**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

EPC 10 HIGH STREET

Current 72, potential 88

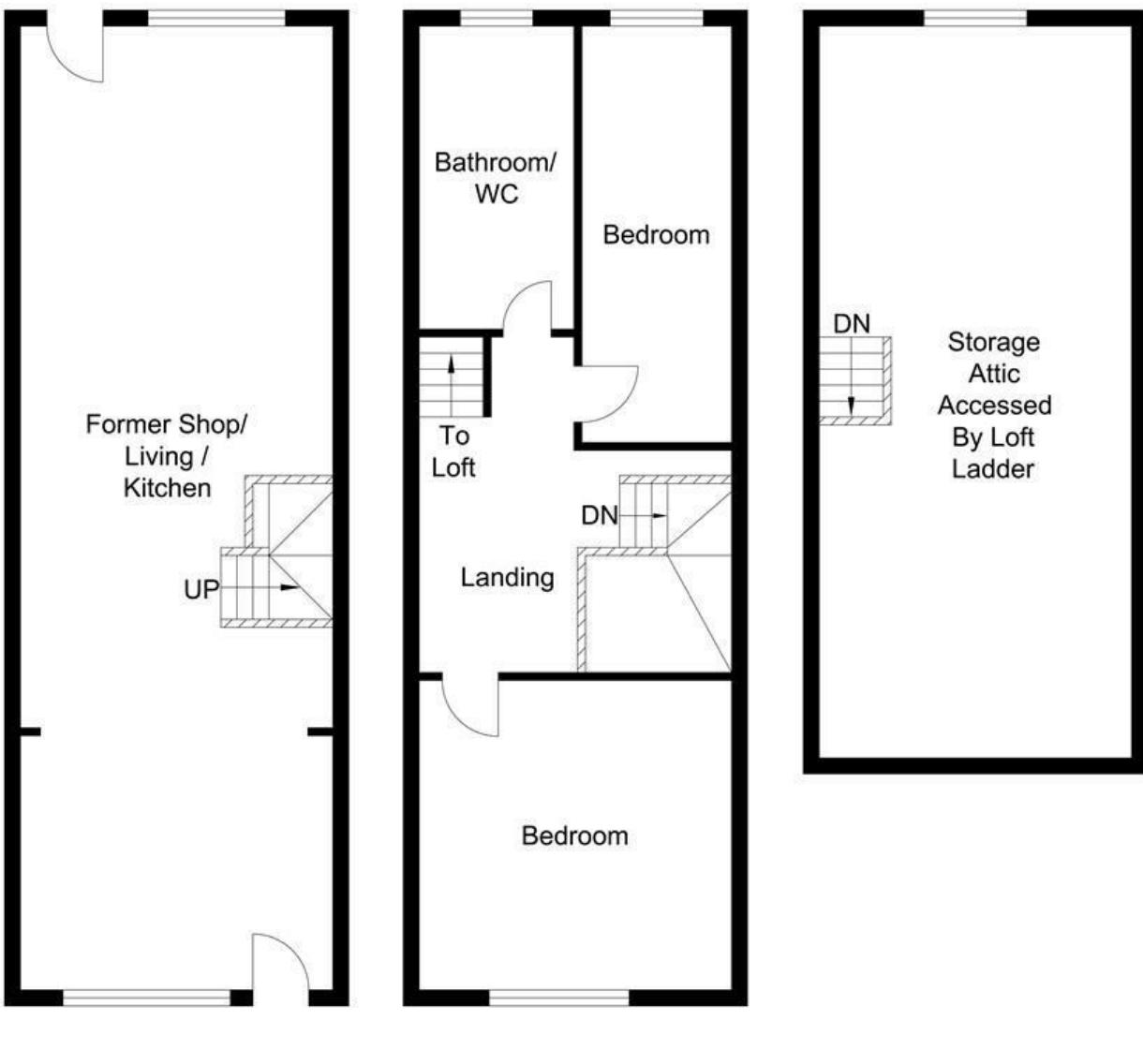
EPC 12 HIGH STREET

Current 57, potential 84

COUNCIL TAX BANDING - A

NOTE: This banding is for no.12 High Street

10 High Street, Stanton Hill



Ground Floor

First Floor

Room in Roof

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (92 plus) A					Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B					(81-91) B	
(69-80) C					(69-80) C	
(55-68) D					(55-68) D	
(39-54) E					(39-54) E	
(21-38) F					(21-38) F	
(1-20) G					(1-20) G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions	
England & Wales					England & Wales	

EU Directive 2002/91/EC

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