9 Kensington Close, Sutton-In-Ashfield NG17 1EJ

£130,000

ATTENTION SPECULATORS, DIY ENTHUSIASTS AND BUY TO LET INVESTORS! A modern, Georgian style town house in hugely popular, select development requiring refurbishment and priced accordingly.

- **PRACTICAL LAYOUT**
- **WELL PROPORTIONED LOUNGE**
- **DINING KITCHEN**
- **GARAGE AND PARKING**

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RICS

DESCRIPTION AND SITUATION

The sale of this modern, Georgian style town house will be of immediate interest to the purchaser with DIY skills seeking an affordable home on which they can place their own personal stamp to add value as well as the speculator/buy to let investor looking for a property with potential for onward sale or renting once improved.

Kensington Close has always been a popular, desirable and select development enjoying a supremely convenient location within easy walking distance of the town centre and bus station. The property requires general refurbishment and upgrading in order to bring the accommodation fully into line with present day standards and this has been very adequately reflected in the fair and realistic asking price when due consideration is given to the values that fully modernised properties in this development command.

The property has the benefit of fairly low maintenance gardens as well as a garage and allocated parking for one vehicle.

An early inspection is thoroughly recommended.

ACCOMMODATION

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

GROUND FLOOR:

ENTRANCE HALL

With staircase giving access to the first floor accommodation plus central heating radiator.

LOUNGE 10'1" x 17'5" (3.08 x 5.32)

Wall mounted gas fire, double glazed UPVC oriel window to the front. Central heating radiator. Understairs storage area.

DINING KITCHEN 13'5" x 9'10" (4.09 x 3.01)
In need of refurbishment and equipped with stainless steel single drainer sink unit, plumbing for washer, double glazed window, central heating radiator, wall mounted gas condensing boiler. Door to rear garden.

FIRST FLOOR:

LANDING
In built airing cupboard with lagged hot water storage cylinder.

BEDROOM 41 x 418 max (12.50m x 127.41m max)
Fitted wardrobe, in built storage cupboard, double glazed window and central heating radiator.

BEDROOM 7'8" x 11'10" (2.34 x 3.63)
Double glazed window and central heating radiator.

BATHROOM/WC 5'5" x 7'11" (1.66 x 2.42)
Equipped with a bath with shower from mixer tap, wash hand basin, WC, double glazed window and central heating radiator.

OUTSIDE

The front gardens are level and comprise a lawn along with shrubs. There is gated access to the rear gardens which comprise lawns, flower beds and shrubs. There is allocated off street parking for one vehicle., access from Morven Avenue and a single garage forming part of a battery of garages also accessed from Morven Avenue. There is pedestrian access on to Church Street which, in turn, gives level access to the bus station.

ADDITIONAL OUTSIDE PHOTOS

TENURE
Freehold with Vacant Possession on completion.

VIEWING
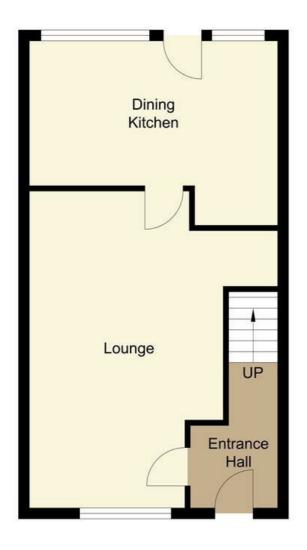Arranged with pleasure by the Sole Selling Agent.

SERVICES
All main services are available and connected. Drainage is to the main sewer. According to the Find My Street website, Morven Avenue has mixed maintenance responsibility, multiple maintaining parties. According to the Find My Street website, Church Street is maintainable at the public expense.
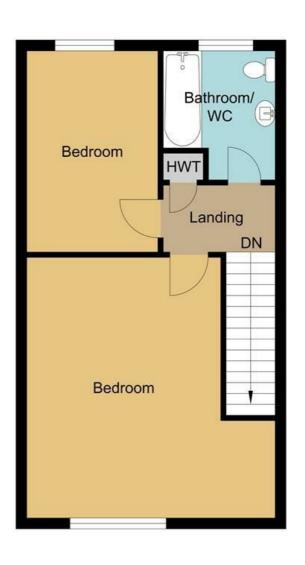
COUNCIL TAX - BAND A
The local authority is Ashfield District Council. The property is listed within Band A for Council Tax purposes.

9 Kensington Close, Sutton In Ashfield

Ground Floor

- Dining Kitchen
- Lounge
- Entrance Hall
- UP

First Floor

- Bedroom
- Bathroom/WC
- HWT
- Landing
- DN
- Bedroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		87
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC