



19 Walton Street, Sutton-In-Ashfield NG17 4GF

£99,950

ATTENTION INVESTORS AND FIRST TIME BUYERS ! A modernised and improved traditional town house located in an area with high demand for rented accommodation and an affordable starter home.

- Lounge plus separate dining room
- Kitchen with appliances
- Two double bedrooms
- Large modern bathroom
- Now vacant

DESCRIPTION AND SITUATION

This previously modernised and improved traditional townhouse will be of immediate interest to the buy to let investor looking for a property in an area where there is high demand for rented accommodation and will also appeal to the first time buyer looking for an affordable starter home.

The property provides a practical layout; two separate reception rooms create the extra room space, privacy and economy more often preferred by today's buyers. The kitchen is equipped with modern fittings including an oven and hob plus integrated fridge and freezer. On the first floor, there are two double bedrooms as well as a nice, large bathroom with modern fittings including a bath with separate shower.

The property is located in an area where there is high demand for rented accommodation and low available stock. It gains easy access into Sutton in Ashfield town centre with all of its facilities.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above.

An early inspection is thoroughly recommended.

ACCOMMODATION

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

LOUNGE 12'1" x 14'6" into bay (3.69m x 4.42m into bay)

Electrical focal fire set within a decorative surround. Deep, double glazed UPVC bay window. Central heating radiator.



LOBBY

With door to the cellar.

DINING ROOM 12'1" x 12'0" (3.69m x 3.68m)

Electric fire set within a decorative surround, double glazed window, central heating radiator and staircase giving access to the first floor accommodation.

**KITCHEN 6'8" x 11'6" (2.05m x 3.52m)**

Equipped with base and wall mounted storage cupboards including a stainless steel single drainer sink unit, four ring gas hob/oven, plumbing for washer, integrated fridge and freezer, wine rack, modern radiator, wall mounted gas boiler. Double glazed window and double glazed UPVC door giving access to the rear gardens.

**FIRST FLOOR:****LANDING****BEDROOM 12'1" x 12'0" (3.69m x 3.68m)**

Double glazed window and central heating radiator.



BEDROOM 9'1" x 12'0" (2.78m x 3.68m)

Double glazed window and central heating radiator.

**BATHROOM/WC 6'10" x 12'0" (2.09m x 3.67m)**

Equipped with a modern suite comprising a bath, separate walk-in shower with plumbed in shower, wash hand basin, WC. Double glazed window and central heating radiator.



OUTSIDE

To the front of the property there is a shallow forecourt behind a brick built wall. At the rear of the property there are level gardens comprising a yard plus lawn surrounded by fencing and there is a useful, attached brick built WC.

**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

All mains services are available and connected. Drainage is to the main sewer. Walton Street is made up and is an adopted highway repairable at the public expense.

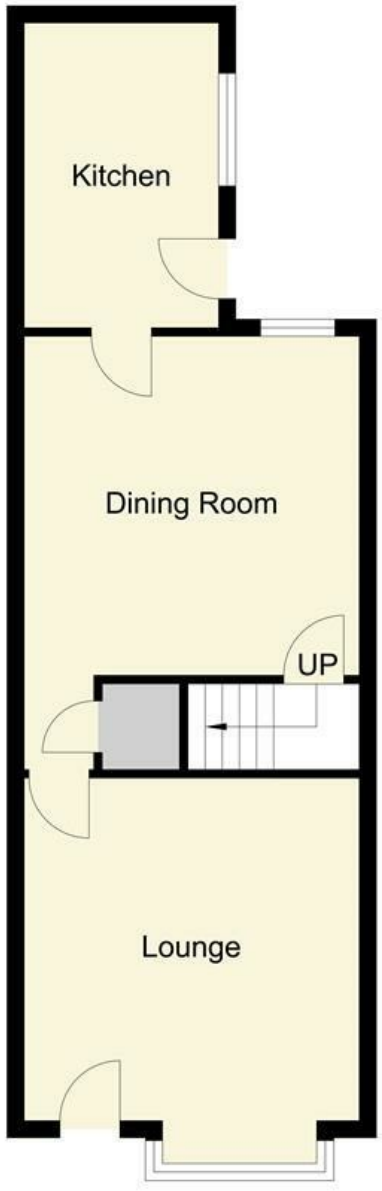
EPC RATING

Energy rating D

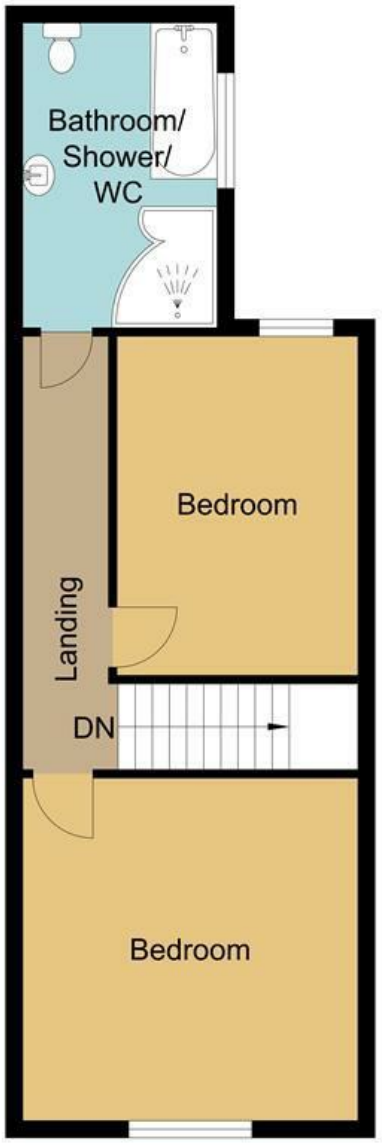
COUNCIL TAX

The local authority is Ashfield District Council. The property is listed within Band A for Council Tax purposes.

Walton Street, Sutton In Ashfield, NG17 4GF



Ground Floor



First Floor

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 firm's 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		Current	Potential
			86				84
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales			EU Directive 2002/91/EC	England & Wales			EU Directive 2002/91/EC