



8 Douglas Road, Sutton-In-Ashfield NG17 2EE

Offers Around £130,000

A well proportioned three storey semi detached house ripe for profitable refinement, found within a popular location and competitively priced reflecting its potential.

- TWO RECEPTION ROOMS
- KITCHEN PLUS UTILITY
- THREE DOUBLE BEDROOMS
- NOW VACANT

DESCRIPTION AND SITUATION

This well proportioned, three storey, traditional semi detached home is ripe for profitable refinement and will be of immediate interest to the first time buyer or working couple looking for an affordable property on which they can place their own personal stamp in order to add value. The property has generated a continuous rental income for many years and will also appeal to the investor looking for a viable "buy to let" opportunity.

The property is situated within an established, residential location that has always been popular with owner occupiers and there is extremely good demand for rented accommodation in the town. The property gains good access into the town centre with all of its facilities and easy, vehicular access to the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 Motorway.

The property is offered at a competitive price when due consideration is given to the values that fully modernised homes of this type command in the local market. 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.

ACCOMMODATION

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

GROUND FLOOR;

ENTRANCE HALL

With staircase giving access to the first floor accommodation.

LOUNGE 11'11" x 13'7" into bay (3.64m x 4.15m into bay)

Double glazed bay window, cupboard incorporating the electric meter, central heating radiator.



DINING ROOM 11'11" x 12'3" (3.64m x 3.74m)

Understairs storage cupboard, central heating radiator and double glazed window.



KITCHEN 9'1" x 6'3" (2.79m x 1.91m)

Equipped with base and wall mounted storage cupboards including a stainless steel single drainer sink unit, central heating radiator, double glazed window. Open to

**UTILITY AREA 2'11" x 5'2" (0.91m x 1.6m)**

With plumbing for washer.

FIRST FLOOR:**LANDING**

With staircase giving access to the second floor accommodation.

BEDROOM 12'0" x 11'2" (3.66m x 3.41m)

Double glazed window, central heating radiator, cupboard containing the Main wall mounted gas condensing combination boiler.

**BEDROOM 12'4" x 9'0" (3.77m x 2.76m)**

Double glazed window and central heating radiator.



BATHROOM/WC 6'4" x 9'0" (1.94m x 2.76m)

Equipped with a bath, wash hand basin and WC plus double glazed window and central heating radiator.

**SECOND FLOOR:****BEDROOM 11'11" x 13'11" (3.64m x 4.26m)**

Central stairwell, double glazed window and central heating radiator.

**OUTSIDE**

To the front of the property there is a shallow forecourt set behind a brick built wall. The rear gardens are level and are, essentially, low maintenance in nature being mainly covered with concrete plus small lawn. There is a useful, integral outbuilding.

**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agent.

SERVICES

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

COUNCIL TAX

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

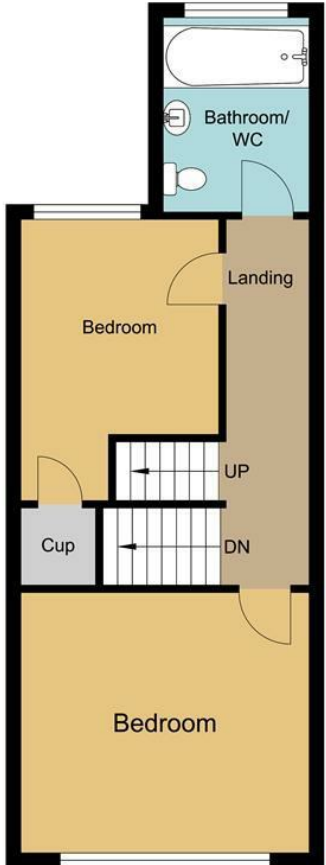
EPC

The property has an EPC rating of E.

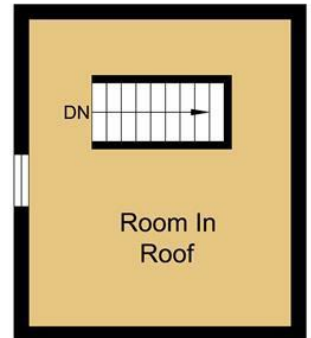
Douglas Road, Sutton In Ashfield



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

