



40 Morley Street, Sutton in Ashfield NG17 4ED

Guide Price £55,000

For sale by Online Auction (unless sold previously by Private Treaty) on Thursday 15th August 2024.

A traditional town house ripe for profitable upgrading of immediate interest to the speculator, investor or owner occupier looking for a "property with potential".

- LOT 3
- Ground floor bathroom
- Two reception rooms
- Three double bedrooms on upper floors
- Extended kitchen
- Convenient, residential location

DESCRIPTION AND SITUATION

The sale of this traditional, three storey, mid town house will be of immediate interest to the speculator, investor or indeed the owner occupier looking for a "property with potential".

The property requires general upgrading in order to bring the accommodation fully into line with the present day standards but provides a practical layout with well proportioned living accommodation, complemented by three double bedrooms on the upper two floors.

The property enjoys convenient location gaining easy access into the centre of Sutton in Ashfield with all of its facilities. It is situated within an area where there is high demand for rented accommodation and limited available stock. It has excellent potential for onward sale or renting when improved.

ACCOMMODATION

The accommodation comprises:

GROUND FLOOR:**LOUNGE 11'11" x 11'2" (3.65 x 3.42)**

Wall mounted gas fire, central heating radiator and double glazed window.

**LOBBY**

With staircase giving access to the first floor accommodation.

DINING ROOM 11'10" x 11'3" (3.63 x 3.43)

Double glazed window, central heating radiator and door to cellar.



KITCHEN 9'10" x 5'8" (3.02 x 1.74)

Equipped with stainless steel single drainer sink unit.

**REAR ENTRANCE VESITBULE**

With door to rear gardens.

BATHROOM/W.C 6'7" x 5'8" (2.03 x 1.75)

Equipped with a bath, wash hand basin, W.C and electric shower.

**FIRST FLOOR:****LANDING**

With staircase giving access to the second floor accommodation.

BEDROOM 11'11" x 11'3" (3.64 x 3.43)

Double glazed window and central heating radiator.



BEDROOM 10'8" x 11'3" (3.26 x 3.44)

Double glazed window, central heating radiator and cupboard containing the gas boiler.

**SECOND FLOOR:****ATTIC BEDROOM 11'11" x 12'5" (3.65 x 3.8)**

With double glazed Dormer window.



OUTSIDE

The property is flush fronted to the pavement. There are level gardens to the rear.

**TENURE**

Freehold with vacant possession on completion.

SERVICES

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

COUNCIL TAX - BAND A**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

METHOD OF SALE

The property will be sold by Online Auction (unless sold previously by Private Treaty). Full information regarding the Online Auction process is available on our website www.wabarnes.co.uk. In order to bid on this Lot interested parties must follow the registration procedures.

Interested parties should note that our On Line Auctions are Traditional Auctions (not to be confused with "Modern Method of Auctioneering"). The fall of the hammer creates a binding contract. There is no reservation fee payable on the part of the buyer.

GUIDE PRICE

An indication of the sellers current minimum acceptable price at auction. The guide price or a range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual but not always the case that a provisional reserve range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time upto the day of auction in the light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single figure. The reserve price would not normally be higher than the guide price. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change upto and including the day of the auction.

RESERVE PRICE

This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

Morley Street, Sutton In Ashfield



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
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84	(82 plus) A			
(81-91) B				(81-91) B			
(69-80) C		62		(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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	