



27 Mason Street, Sutton in Ashfield NG17 4HQ
£105,000

A traditional town house to be sold subject to existing tenancy. Long term, reliable tenants and an excellent, low risk buy to let opportunity.

- Great investment
- Immediate income stream
- Two reception rooms
- Three bedrooms on upper floors
- Level, maintained gardens

DESCRIPTION AND SITUATION

The sale of this traditional, three storey, mid terraced house will be of immediate interest to the prudent investor wishing to establish or expand an investment portfolio.

The property is let to tenants who have been in occupation for many years and have always proved reliable and responsible. The accommodation and gardens are generally well maintained. This is, therefore, a great investment opportunity producing an immediate income stream with passing rental amounting to £600 per calendar month exclusive.

The property is situated within an established, residential location and gains easy access into Sutton in Ashfield town centre and Mansfield with all of their facilities.

The property has been let and is managed by W A Barnes LLP Chartered Surveyors and we will be very pleased to continue to act as managing agents for the new buyer.

ACCOMMODATION

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

LOUNGE 12'11" x 11'9" (3.95 x 3.6)

Double glazed window and central heating radiator.

LOBBY

With staircase giving access to the first floor accommodation.

DINING ROOM 12'11" x 12'0" (3.94 x 3.67)

Under stairs storage cupboard, double glazed window and central heating radiator.



KITCHEN 10'6" x 6'9" (3.22 x 2.07)

Equipped with stainless steel single drainer sink unit, plumbing for washer, space for cooker and fridge. Double glazed window, central heating radiator and glazed/upvc door to rear gardens.



FIRST FLOOR:

LANDING

Staircase giving access to the second floor accommodation.

BEDROOM 6'9" x 15'1" (2.07 x 4.6)

Double glazed window and central heating radiator.

**BEDROOM 12'11" x 12'0" (3.95 x 3.68)**

Double glazed window and central heating radiator.

**BATHROOM/W.C 9'1" x 9'3" (2.79 x 2.82)**

Equipped with a bath, wash hand basin, W.C, cupboard containing the gas boiler. Double glazed window and central heating radiator.

**SECOND FLOOR:****BEDROOM 12'11" x 13'5" (3.95 x 4.11)**

With Velux type window to the front roof slope and central heating radiator.



OUTSIDE

The property is flush fronted to the pavement. To the rear of the property there is a level, relatively deep lawn surrounded by fences and stone walling.

**TENURE**

Freehold subject to a statutory periodic tenancy. The passing rental amounts to £600 per calendar month (last reviewed in May 2024).

SERVICES

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

COUNCIL TAX BAND - A

