



76 Blackwell Road, Huthwaite NG17 2QZ

Offers Around £79,500

A traditional, three storey mid terraced house of immediate interest to the Buy to Let investor or speculator.

- LOUNGE PLUS SEPARATE DINING ROOM
- NOW VACANT
- KEENLY PRICED
- RIPE FOR REFINEMENT

DESCRIPTION AND SITUATION

The sale of this traditional town house will be of immediate interest to the speculator or investor looking for a "property with potential" offered at the right price.

The property requires some general upgrading to add value and this has been adequately reflected in the asking price when due consideration is given to the values that fully modernised properties in this area command in today's market.

Extra room space, privacy and economy are gained from two separate reception rooms and there are three bedrooms on the upper two floors. The property has the benefit of a right to pass and repass over the whole of the yard at the rear of no. 66 to 70 and 78 to 82 Blackwell Road which could provide potential off street parking/garage space in the rear gardens.

The property gains good access into the centre of Huthwaite where there are various shops catering for everyday needs and is a short distance away from a local primary school on Common Road.

Huthwaite comprises a predominantly residential catchment area of Sutton in Ashfield. Sutton in Ashfield is a large township offering a good range of leisure, shopping and schooling facilities.

The property gains excellent, vehicular access onto the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 Motorway.

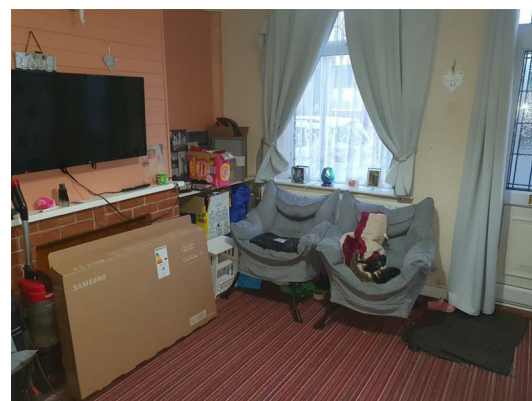
The property is in an area where there is high demand for rented accommodation. Demand for rented accommodation in the area exceeds supply. The property, therefore, has excellent potential for the rental market once improved.

ACCOMMODATION

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

LOUNGE 11'8" x 11'9" (3.56m x 3.59m)

Rustic brick fireplace, double glazed window and central heating radiator.



LOBBY

With understairs storage cupboard.

DINING ROOM 11'9" x 12'10" (3.59m x 3.93m)

Decorative fireplace, staircase giving access to the first floor accommodation, double glazed window and central heating radiator.

**KITCHEN 12'2" x 5'2" (3.71m x 1.59m)**

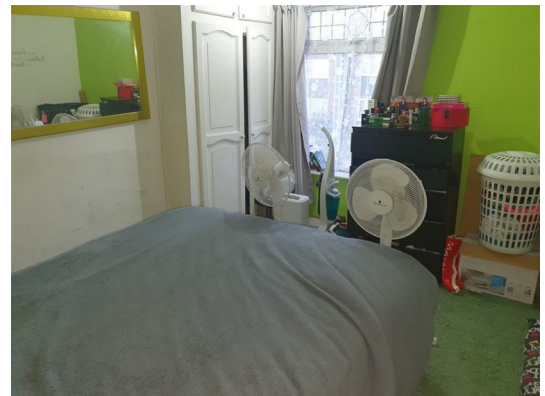
Equipped with stainless steel single drainer sink unit, various storage cupboards, plumbing for washer, wall mounted gas boiler, double glazed window, central heating radiator and door to rear yard.

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

With staircase giving access to the second floor accommodation.

BEDROM 11'8" x 11'9" (3.57m x 3.6m)

Double glazed window and central heating radiator.



BEDROOM 7'3" x 10'2" (2.22m x 3.11m)

Double glazed window and central heating radiator.

**BATHROOM/WC 4'2" x 8'0" (1.29m x 2.44m)**

Equipped with a bath, wash hand basin, WC. Full height tiling and double glazed window.

**SECOND FLOOR:****ATTIC BEDROOM 11'8" x 15'7" (3.57m x 4.75m)**

Skylight to the rear roof slope, central stairwell and central heating radiator.



OUTSIDE:

The property is flush fronted to the pavement. There are gardens at the back of the property as shown edged in red on the plan attached to these particulars.



TENURE

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

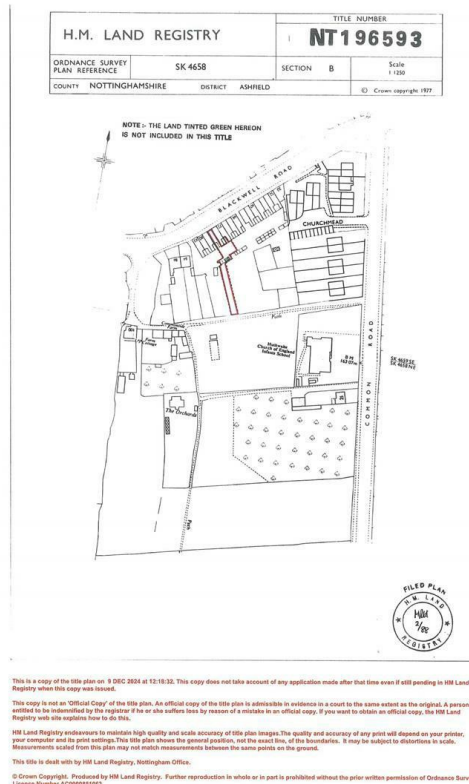
All mains services are available and connected. Drainage is to the main sewer

COUNCIL TAX

Local Authority is Ashfield District Council. The property is listed within Band A for Council Tax purposes.

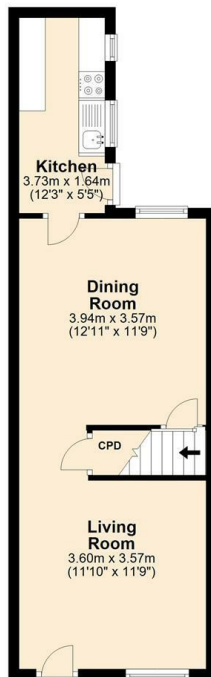
EPC RATING - E

Floor Plans



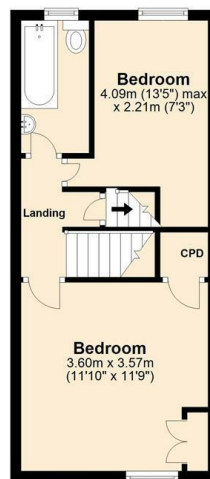
Ground Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



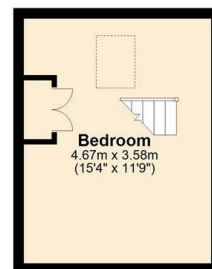
First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Second Floor

Approx. 16.7 sq. metres (180.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

Kristine Princa
Plan produced using PlanUp

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.

