

**10 Luther Avenue, Sutton-In-Ashfield NG17 1GA**

**£125,000**

**A mid town house with good sized third bedroom perfect for the first time buyer or investor.**

- CUL DE SAC SETTING
- COMFORTABLE LOUNGE/DINING ROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- NOW VACANT

## DESCRIPTION AND SITUATION

The sale of this middle town house will be of immediate interest to the first time buyer looking for an affordable starter home as well as the buy to let landlord looking for a viable investment opportunity.

The property has the benefit of a recovered roof, new boiler (August 2024) and has been redecorated internally. It provides a practical layout with comfortable lounge/dining room with two double bedrooms and a good sized third single bedroom at first floor level.

The property enjoys a convenient location within easy reach of the town centre with all of its facilities.

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

We have no hesitation in recommending an early inspection.

## ACCOMMODATION

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

### ENTRANCE HALL

With central heating radiator and staircase giving access to the first floor accommodation.

### LOUNGE/DINING ROOM 11'11" x 15'4" (3.64m x 4.69m)

Double glazed window, central heating radiator and understairs storage cupboard.



### KITCHEN 9'11" x 9'11" (3.03m x 3.04m )

Equipped with base and wall mounted storage cupboards including a single drainer sink unit, space for cooker, plumbing for washer, double glazed window, central heating radiator and double glazed UPVC door to rear gardens.



**BATHROOM/WC 6'1" x 5'8" (1.87m x 1.78m)**

Equipped with a bath with plumbed in shower above, wash hand basin, WC. Full height tiling to the walls. Central heating radiator and double glazed window.

**LANDING**

Cupboard containing the gas boiler (Vendor informed us that a new boiler was fitted August 2024), loft access (loft boarded out and electricity connected)

**BEDROOM 12'0" x 12'5" (3.66m x 3.81m)**

Double glazed window and central heating radiator.

**BEDROOM 10'0" x 9'10" (3.05m x 3.02m)**

Double glazed window and central heating radiator.

**BEDROOM 5'10" x 10'0" (1.8m x 3.07m)**

A good sized third bedroom with double glazed window and central heating radiator.





**OUTSIDE**

To the front of the property there is a forecourt area. The rear gardens are tiered and surrounded by fencing. there is gated access to a rear footpath.

**ADDITIONAL OUTSIDE PHOTOGRAPHS****TENURE**

Freehold with Vacant Possession upon completion.

**VIEWING**

Arranged with pleasure via the sole selling agents.

### SERVICES

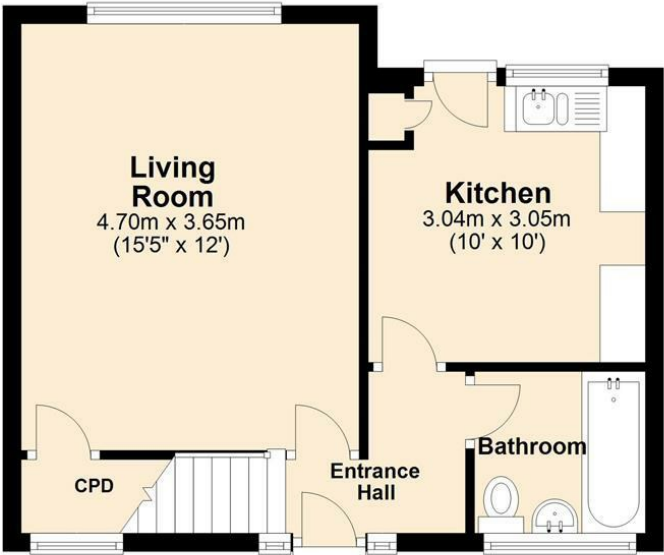
All mains services are available and connected. Drainage is to the main sewer. Luther Avenue is made up and is an adopted highway repairable at the public expense.

### EPC RATING

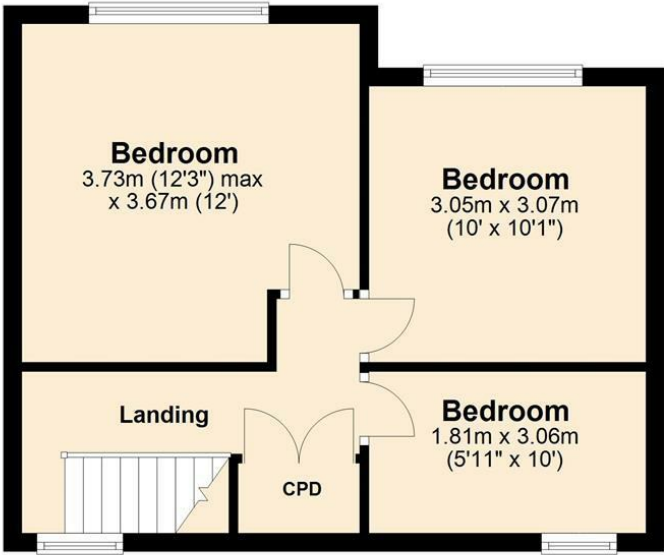
### COUNCIL TAX

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

**Ground Floor**  
Approx. 36.0 sq. metres (387.8 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 72.8 sq. metres (783.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

