

**10 Kirkby Road, Sutton-In-Ashfield NG17 1HD****Offers Around £125,000**

ATTENTION FIRST TIME BUYERS AND BUY TO LET INVESTORS! A well appointed mid town house found within a desirable, highly convenient location. Perfect starter home and a great buy to let opportunity.

- **COMFORTABLE LOUNGE**
- **BREAKFAST KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **SHOWER ROOM/WC**
- **WELL MAINTAINED**

DESCRIPTION AND SITUATION

The sale of this traditional townhouse will be of immediate interest to the first time buyer looking for an affordable starter home in a desirable location as well as the prudent buy to let investor looking to establish or expand an investment portfolio.

This section of Kirkby Road is accessed from Woods Hill (that leads from Brook Street) and is characterised by good quality semi detached and detached houses in a cul de sac setting. It gains excellent access into the centre of Sutton in Ashfield with all of its facilities.

The property is well presented throughout and is a ready made home for the first time buyer. It also offers excellent potential for the rental market being situated in an area where there is a high demand for rented accommodation and limited available stock.

The property provides a practical layout. There is a comfortable lounge plus breakfast kitchen that provides space for a breakfast table. To the first floor there are two double bedrooms.

Outside, the gardens are well maintained and include a forecourt which could be adapted to create off street parking if needed.

The property is now vacant and keenly priced. Early possession is readily available (subject only to formal completion) since there will be no "chain" forming above.

ACCOMMODATION

The accommodation comprises;

GROUND FLOOR:**ENTRANCE HALL**

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



LOUNGE 15'2" x 13'4" (4.63m x 4.08m)

Double glazed window, central heating radiator and coving to the ceiling.

**KITCHEN 12'3" x 7'4" (3.75m x 2.26m)**

Equipped with high gloss white fronted base and wall mounted storage cupboards including a stainless steel single drainer sink unit, plumbing for washer, space for cooker, recess for fridge/freezer, in-built pantry with space for tumble drier. Wall mounted gas condensing boiler. Two double glazed windows. Central heating radiator. Door to rear gardens.

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

Double glazed window. In-built airing cupboard containing a lagged hot water storage vessel.

BEDROOM 12'7" x 11'11" (3.86m x 3.65m)

Fitted wardrobes providing ample hanging and storage space. Two double glazed windows and central heating radiator.

**BEDROOM 12'4" x 8'11" max (3.76m x 2.72m max)**

Fitted wardrobes providing ample hanging and storage space. Two double glazed windows and central heating radiator.



SHOWER ROOM/WC 5'4" x 8'3" (1.64m x 2.54m)

Equipped with a plumbed in shower, sealed floor, wash hand basin, WC. Full height tiling to the walls. Extractor fan. Double glazed window and central heating radiator.

**OUTSIDE:**

To the front of the property there is a gravelled forecourt which could provide potential off street parking if needed. The rear gardens are neat and tidy and comprise a lawn surrounded by fencing. There is an integral store.

**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 BAND

Local Authority - Ashfield District Council

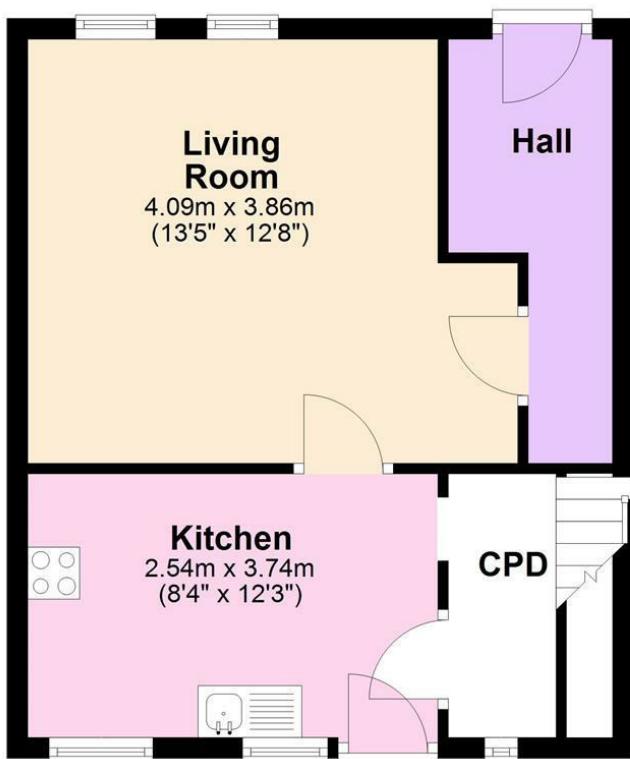
From our inspection of the Valuation Office website, the property is listed within Band A for Council Tax purposes.

ADDITIONAL PHOTOGRAPHS**ADDITIONAL PHOTOGRAPHS**



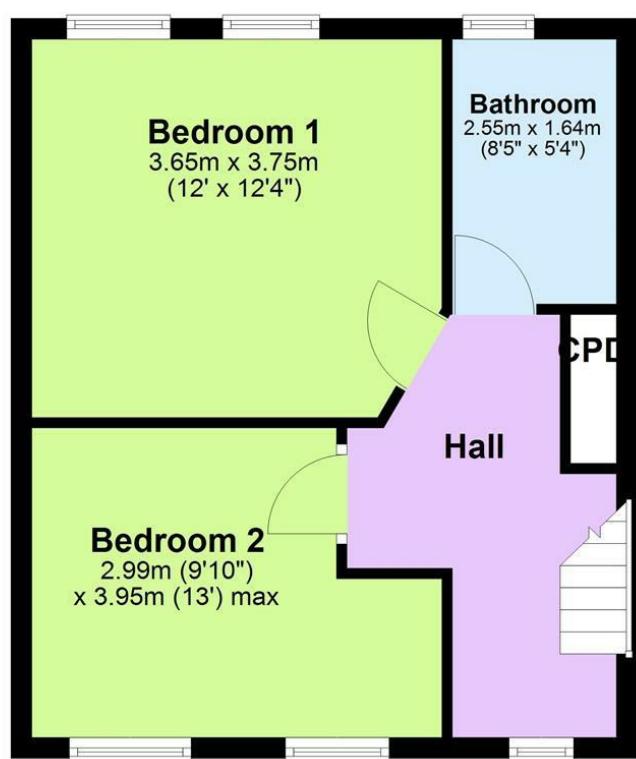
Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 75.0 sq. metres (807.8 sq. feet)

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			