



**22 Stoneyford Road,
Sutton-In-Ashfield, Nottinghamshire NG17 4DB**

- VALUABLE INVESTMENT PROPERTY PRODUCING A RENTAL INCOME OF £435.00 PCM.
- THE HOUSE DOES REQUIRE SOME REPAIR.
- THE FIRST FLOOR HAS LANDING, ONE DOUBLE BEDROOM, A NURSERY BEDROOM & BATHROOM WITH SUITE INCLUDING SHOWER OVER BATH
- REAR YARD & LAWNED FENCED GARDEN WITH PATIO
- GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED
- ACCOMMODATION ARRANGED OVER THREE FLOORS WITH CELLAR AND COMPRISES SEPARTE LOUNGE & EXTENDED DINING KITCHEN
- SECOND DOUBLE BEDROOM IS ON THE SECOND FLOOR
- THE EXISTING TENANT HAS BEEN IN OCCUPATION SINCE 2019 & IS KEEN TO STAY IF THE PURCHASER PERMITS

Offers Over £100,000

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

ACCOMMODATION COMPRISES

BASEMENT CELLAR

GROUND FLOOR

LOUNGE

11'2 x 11'2 (3.40m x 3.40m)

with upvc entrance door, electric fire and surround.

DINING ROOM

11'2 x 11'2 (3.40m x 3.40m)

with laminate floor. NOTE: fireplace not including. Opening to

KITCHEN

8' x 6' (2.44m x 1.83m)

also with laminate floor. A range of grey wall and base cupboards with tiled splashbacks. Single drainer with stainless steel sink. Electric hob and oven. Plumbed for Baxi Platinum gas boiler. Upvc rear door.

FIRST FLOOR

LANDING

FRONT BEDROOM ONE

11'2 x 11'2 (3.40m x 3.40m)

NURSERY BEDROOM

11'2 x 4'8 maximum (3.40m x 1.42m maximum)

with cupboard off.

BATHROOM

6' x 5'5 (1.83m x 1.65m)

with white suite of bath with mixer taps and shower attachment. Basin and wc.

SECOND FLOOR

ATTIC BEDROOM TWO

13'8 x 11'2 (4.17m x 3.40m)

with dormer window.

OUTSIDE

Rear yard, fenced enclosed garden with lawn.

Restricted street parking.

This property is in council tax band: A



FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

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