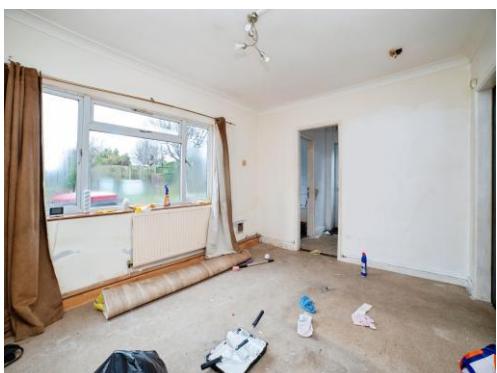




Clegg Hill Drive
Huthwaite Sutton-In-Ashfield



Property Description

Located on Clegg Hill Drive, Sutton-in-Ashfield, this ground floor apartment offers a solid investment opportunity in a convenient and well-connected location.

The property provides spacious accommodation throughout, making it suitable for long-term rental demand. Inside, the layout offers practical living space, double glazing, and gas central heating, creating a reliable and low-maintenance option for landlords.

Externally, the apartment benefits from its position within a popular residential area close to local amenities, transport links, and commuter routes, adding to its rental appeal. With straightforward accommodation, a spacious internal layout, and a strong location for tenant demand, this property is well-suited to investors seeking a dependable addition to their portfolio.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

The entrance hall includes a UPVC door entry from side elevation and carpeted flooring, providing access to the main areas of the property.

Lounge

The lounge, complete with a carpeted floor, a double-glazed window overlooking the rear of the property, and wall-mounted radiator. The room also benefits from a feature fireplace and handy built-in storage.

Kitchen

The kitchen offers tiled floor, double-glazed window to the side, and a range of matching wall and base units. It includes an inset stainless-steel sink with drainer, tiled splashback, and a wall-mounted radiator—ideal for everyday cooking and preparation.

Bedroom

A generous bedroom with a carpeted floor, double-glazed bay window to the front, a wall-mounted radiator, and fitted storage.

Bathroom

The bathroom is finished with tiled floors and walls. It includes a fitted bath, ceramic toilet, and wash hand basin. A wall-mounted towel radiator and double-glazed opaque rear window complete this space.

Externals

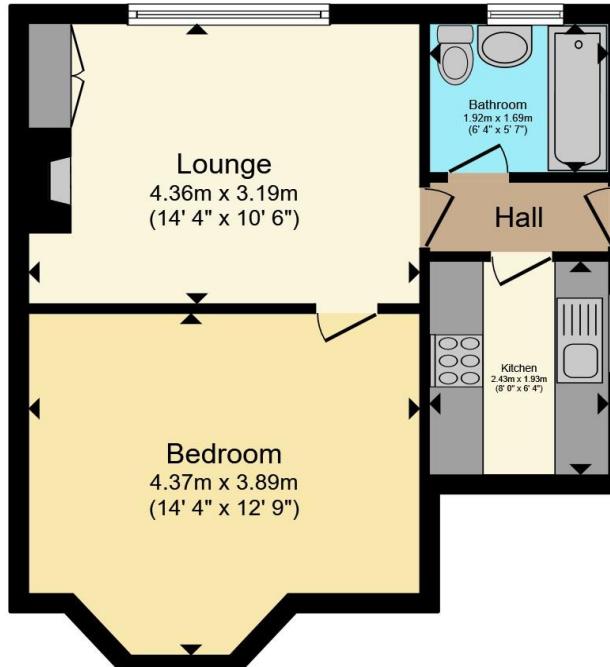
The property is approached via a shared front access, used by both this home and the neighbouring property. The frontage includes a lawned area framed by a fenced boundary, with a slabbed pathway leading through the space. A gated side access provides convenient entry, with the main access to the property situated on the side elevation, offering added privacy and practicality.

The rear garden is a lawned outdoor space, fully fenced in to create a secure and enclosed setting. It also benefits from two useful outbuildings, ideal for storage, hobbies, or workshop space.









Floor Plan

Total floor area 40.2 m² (433 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C
Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jul 2003. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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