



Meden Crescent
Sutton-In-Ashfield

burchell
edwards

Meden Crescent Sutton-In-Ashfield NG17 2FY

for sale guide price
£121,500



Property Description

Attention investors and landlords. Situated on Meden Crescent, Sutton-in-Ashfield, this two-bedroom semi-detached property presents an excellent investment opportunity with strong rental appeal and scope to enhance value over time.

The accommodation comprises an entrance hall, a bright dual-aspect living room with useful understairs storage, and a fitted kitchen offering matching wall and base units, integrated electric oven, gas hob and cooker hood, along with access to the side and rear garden.

To the first floor are two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property enjoys a lawned front garden with fenced boundaries, a driveway extending to the rear, and an enclosed rear garden featuring a lawn, mature trees, side gated access and pathway to the rear door.

Offering well-balanced accommodation in a popular residential location, this property presents an ideal buy-to-let investment or addition to an existing portfolio, with potential to attract long-term tenants seeking access to local amenities, schools and transport links.

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

Entered via a wood front door, the entrance hall features laminate flooring and a wall-mounted radiator, providing access to the main accommodation.

Living Room

A bright reception room with laminate flooring, double glazed windows to the front and side elevations, useful understairs storage and a door leading through to the kitchen.

Kitchen

Fitted with a range of matching wall and base units incorporating an inset sink and drainer with tiled splashbacks. Integrated electric oven, gas hob and cooker hood. Laminate flooring, wall-mounted radiator, double glazed windows to the side and rear elevations, and UPVC side access door.

Landing

With carpet flooring and doors leading to both bedrooms and the bathroom.

Bedroom One

A double bedroom featuring carpet flooring, wall-mounted radiator, fitted wardrobes and a double glazed window to the front elevation.

Bedroom Two

A well-proportioned bedroom with carpet flooring, wall-mounted radiator, fitted wardrobes and a double glazed window overlooking the rear garden.

Bathroom

Comprising a bath, ceramic wash hand basin and WC. Finished with tiled splashbacks, vinyl flooring and an opaque double glazed window to the side elevation.

Externals

The front of the property offers a lawned garden with fenced boundaries, a pathway leading to the front door and a driveway extending to the rear.

Rear Garden

An enclosed rear garden mainly laid to lawn with mature trees, fenced boundaries, side gated access and a pathway leading to the rear entrance.

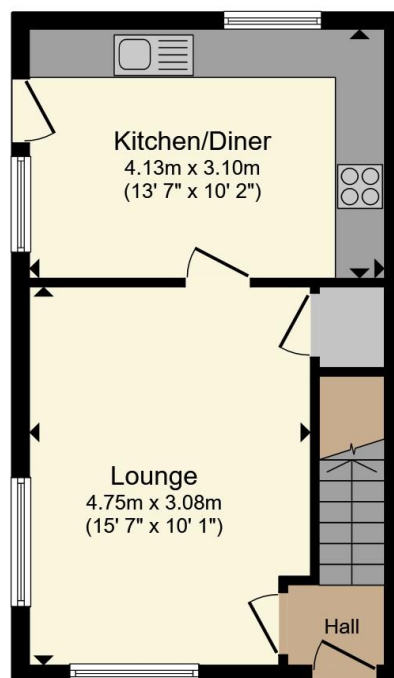
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

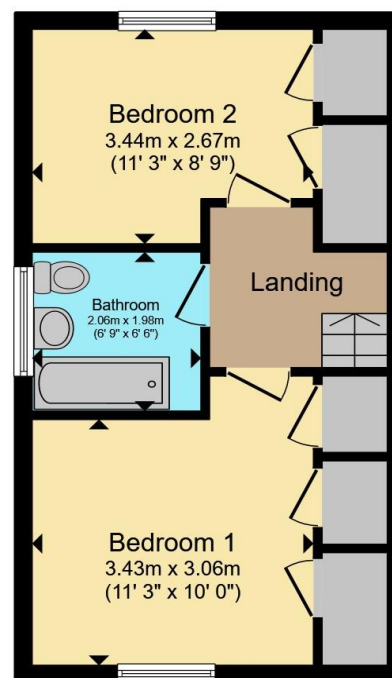








Ground Floor



First Floor

Total floor area 68.5 m² (737 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

Tenure: Freehold

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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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