



19 Northern View

Sutton-In-Ashfield, Nottinghamshire NG17 2AQ

£115,000

- A TWO BEDROOMED TERRACE, BEING SOLD SUBJECT TO THE CURRENT TENANCY
- RECENTLY AGREED RENT INCREASE TO £675PCM, PRODUCING 7% GROSS RETURN
- HALLWAY, THROUGH LOUNGE/DINING ROOM, FITTED KITCHEN AND CELLAR
- OUTSIDE, ON STREET PARKING IS AVAILABLE ON NORTHERN VIEW (NO PERMIT)
- CONVENIENT LOCATION CLOSE TO SUPERMARKETS, SHOPS AND SCHOOLING
- THE TENANT HAS BEEN IN RESIDENCE FOR APPROXIMATELY 20 YEARS
- COMBINATION BOILER (FITTED 2022), UPVC DOUBLE GLAZING, EPC RATING D
- TWO BEDROOMS TO THE FIRST FLOOR AND BATHROOM WITH 3 PIECE SUITE
- THERE IS A GARDEN TO THE REAR, WHICH IS MAINLY GRASSED
- WELL POSITIONED FOR ACCESS TO JUNCTION 28 OF THE M1 MOTORWAY AND A38

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed onto Sutton Road. As you enter Sutton, this then becomes Mansfield Road. Fork right at the traffic lights, which is a continuation of this road. At the next lights, take the second exit onto Priestsic Road. Turn right onto Northern View and the property is on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE AREA

UPVC front door.

HALLWAY

Radiator. Stairs rising to the first floor.

LOUNGE/DINING ROOM

24'6 x 11'2 (7.47m x 3.40m)

UPVC double glazed aspect to both front and rear. Living flame gas fire with marble style hearth and insert. Two radiators. Access to the cellar.



KITCHEN

9'10 x 7'10 (3.00m x 2.39m)

With fitted base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Tiled flooring, radiator and UPVC back door and window.

LANDING

Access to the loft space.

BEDROOM ONE

13'2 to chimney breast x 12'2 (4.01m to chimney breast x 3.71m)

A large main bedroom, with double front aspect.

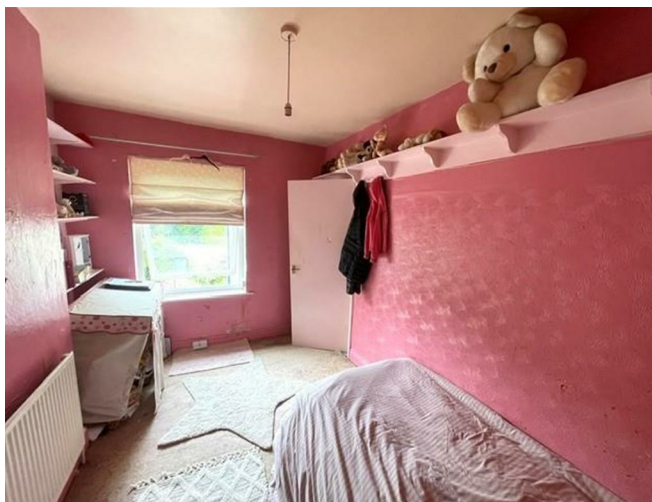
Fitted wardrobes either side of chimney breast. Radiator.



BEDROOM TWO

12'3 x 8'5 (3.73m x 2.57m)

Radiator. UPVC double glazed rear elevation.



BATHROOM

Comprising panelled bath with electric shower (fitted 2024), wash hand basin and WC. Cupboard housing the combination boiler, fitted in 2022 and coming with a 10 year guarantee.



OUTSIDE

On street parking is available on Northern View. You do not require a permit. There is a grassed garden to the rear of the property.



The property is in council tax band A (Ashfield District Council).

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

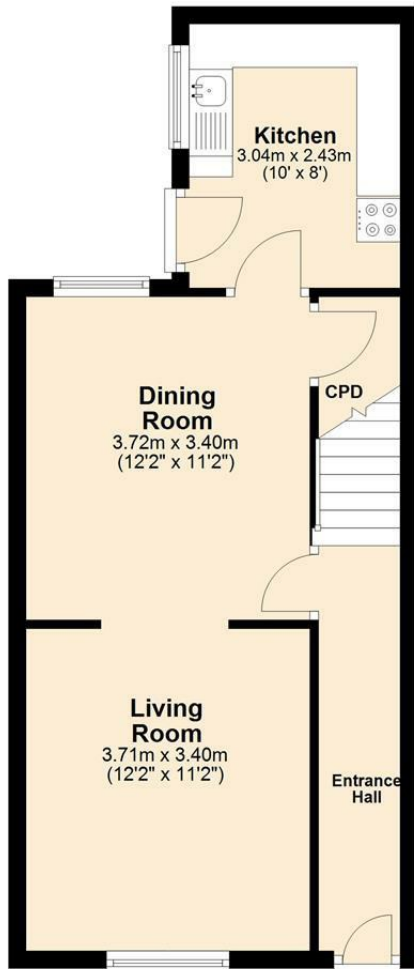
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5883/05.05.26

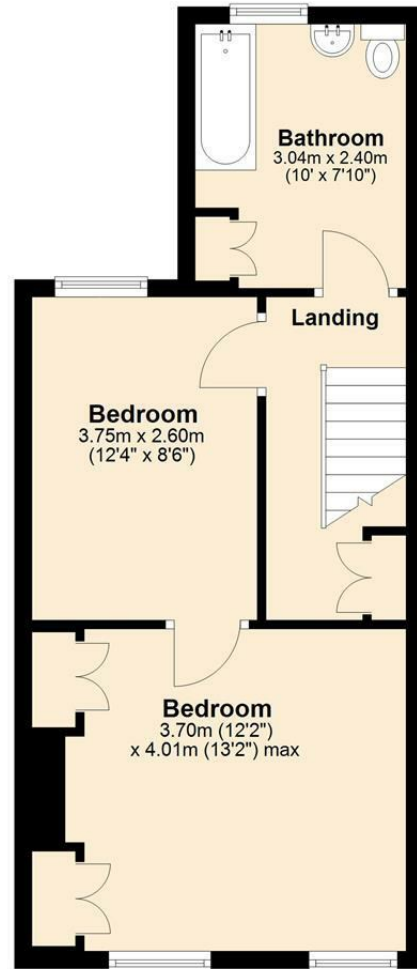
Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	

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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

