



**11 Russell Street  
Sutton-In-Ashfield, Nottinghamshire NG17 4BE  
Offers Over £115,000**

- A TWO BEDROOMED, END OF TERRACE, CURRENTLY WITH TENANT IN RESIDENCE
- CURRENT RENT £620.00PCM, PRODUCING A GROSS RETURN OF 6.5% PER ANNUM
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND EICR DATED 24/01/2025
- TWO DOUBLE BEDROOMS AND BATHROOM WITH BATH, SHOWER CUBICLE, WC AND BASIN
- CONVENIENT LOCATION, CLOSE TO AMENITIES AND GOOD TRANSPORT LINKS (M1 AND A38)
- WE UNDERSTAND THAT THE TENANT HAS LIVED HERE FOR APPROXIMATELY 10 YEARS
- THE PROPERTY IS ALSO AVAILABLE WITH VACANT POSSESSION UPON COMPLETION
- TWO RECEPTION ROOMS AND FITTED KITCHEN WHICH INCLUDES BUILT IN OVEN AND HOB
- ON STREET PARKING IS AVAILABLE AND THERE IS AN ENCLOSED LAWNED GARDEN TO THE REAR

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, head onto Sutton Road, which then becomes Mansfield Road as you enter Sutton. At the New Cross traffic lights fork left onto Outram Street. Turn right, which is Downing Street, and then left onto Russell Street. The property is on the left-hand side.

## ACCOMMODATION COMPRISSES

### LOUNGE

**12' x 11'7 (3.66m x 3.53m)**

UPVC door and window to the front aspect. Radiator and laminated flooring.

### DINING ROOM

**13'1 x 12'1 (3.99m x 3.68m)**

UPVC double glazed rear aspect. Radiator, laminate flooring and stairs leading off to the first floor.

### KITCHEN

**11'1 x 6'9 (3.38m x 2.06m)**

Having white base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. UPVC door and window, radiator and tiled flooring.

## FIRST FLOOR

### LANDING

Pull down loft ladder to the loft space which is insulated, boarded and has light and power.

### BEDROOM ONE

**12'2 x 11'9 (3.71m x 3.58m)**

UPVC double glazed front elevation, radiator and laminate flooring.

### BEDROOM TWO

**13'3 x 9'1 (4.04m x 2.77m)**

Built in cupboard which houses the combination boiler. UPVC double glazed rear elevation. Radiator and laminate flooring.

### BATHROOM

Comprising oval inset bath with side taps, separate shower cubicle, wash hand basin and WC. Chrome radiator, UPVC aspect, tiled flooring and half tiled walls.

## OUTSIDE

There is on street parking available to the front. There is an enclosed lawned garden to the rear and integral outhouse.

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. MA5834/19.9.2025

