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27 Spring Road, Sutton-In-Ashfield NG17 1GB

£89,950

A traditional townhouse of immediate interest to the first time buyer or property investor. Keenly priced and great value.

- **POPULAR LOCATION**
- **COMFORTABLE LOUNGE**
- **TWO DOUBLE BEDROOMS**
- **NOW VACANT**

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RICS

DESCRIPTION AND SITUATION

The sale of this traditional townhouse will be of immediate interest to the first time buyer looking to gain a sure foothold on the property ladder and will also appeal to the prudent buy to let investor seeking a property that will have excellent potential for future renting.

The property is situated within a popular and highly convenient location within easy reach of all of the facilities to be found in Sutton town centre. The property has been generally well maintained although certain aspects of the internal specification are ripe for profitable refinement to personal taste as has been very adequately reflected in the keen and competitive asking price when due consideration is given to the value that fully modernised properties of this type command in today's buoyant market.

The property is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above. An early inspection is thoroughly recommended to avoid disappointment.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

ENTRANCE HALL

With central heating radiator and staircase leading to the first floor accommodation.

LOUNGE 14'10" x 13'5" (4.53m x 4.09m)

Wall mounted gas fire with concealed back boiler set within a decorative stone fireplace. Two double glazed windows.

BREAKFAST KITCHEN 12'1" x 7'5" (3.69m x 2.28m)

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, plumbing for washer, two walk-in pantries which could be knocked out to enlarge the kitchen if required.

FIRST FLOOR:

LANDING

In-built airing cupboard and central heating radiator.

BEDROOM 12'4" x 12'0" (3.76m x 3.66m)
Two double glazed windows plus central heating radiator.

BEDROOM 12'1" x 8'11" (3.7m x 2.73m)
Two double glazed windows and central heating radiator.

BATHROOM/WC 5'6" x 8'5" (1.68m x 2.59m)
Equipped with a bath with electric shower above, wash hand basin, WC, double glazed window and central heating radiator.

OUTSIDE:

Double wrought iron gates give access to a paved forecourt providing off street parking. The rear gardens comprise lawns plus shrubs. There is an integral store which could be incorporated into the kitchen if required. Access to the rear gardens is gained via a pedestrian right of way across the left hand adjoining property.

TENURE

Freehold with Vacant Possession upon completion.

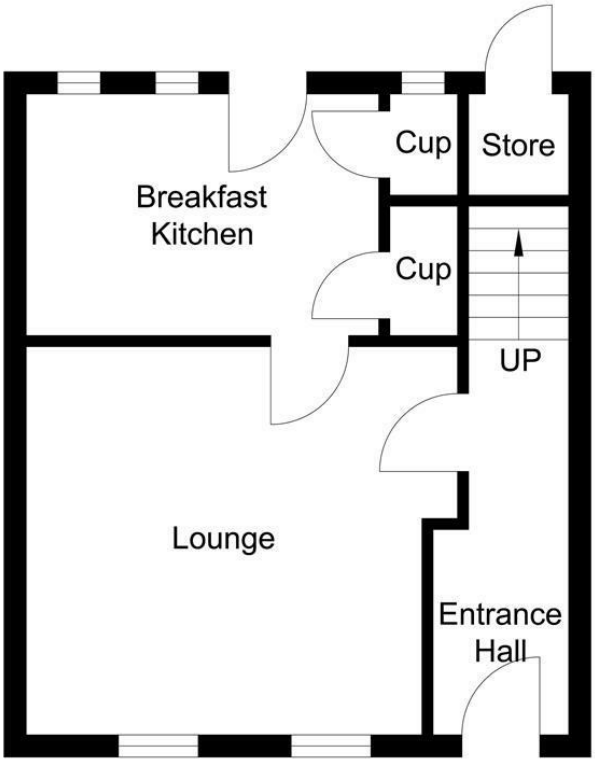
VIEWING

Arranged with pleasure via the sole selling agents.

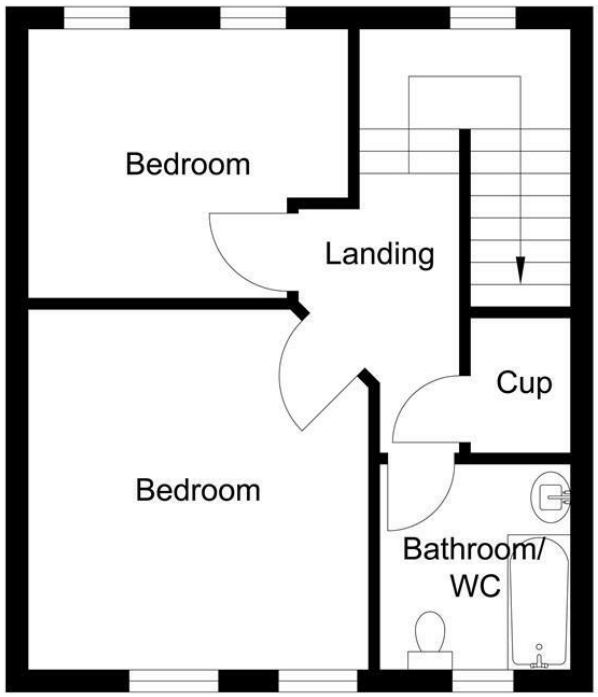
COUNCIL TAX

The local authority is Ashfield District Council. The property falls within Band A for Council Tax purposes.

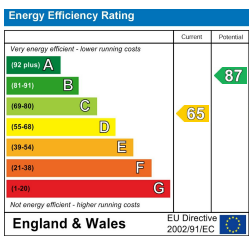
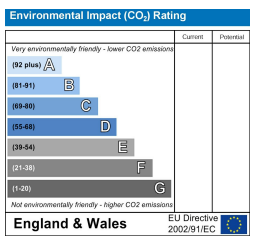
Spring Road Sutton-In-Ashfield



Ground Floor



First Floor

DISCLAIMER

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