



9 Co-Operative Street, Sutton-In-Ashfield, NG17 3HB

Offers in excess of £65,000

Investment Opportunity | Sold with Tenant in Situ | Updating Required Throughout

Offered to the market with a tenant in situ, this spacious three-bedroom mid-terraced property presents an excellent opportunity for investors looking to expand their portfolio. Requiring updating throughout, the property offers significant potential to add value while benefiting from immediate rental income.

The accommodation comprises an entrance hallway leading to a lounge, a separate dining room, and a kitchen. To the rear is a family bathroom, along with two useful storage rooms providing excellent additional space. Upstairs are three well-proportioned bedrooms, making the property suitable for families or long-term tenants.

This property is ideal for buyers seeking a refurbishment project with investment potential and is offered sold with the current tenant remaining in occupation.

Additional internal photographs are available upon request.

Situated on Co-Operative Street in the popular residential area of Stanton Hill, Sutton-in-Ashfield, the property enjoys convenient access to a range of local amenities including shops, supermarkets, schools and healthcare facilities. Sutton-in-Ashfield town centre is just a short drive away, while excellent transport links via the A38 and M1 motorway provide easy access to Mansfield, Nottingham and surrounding areas. Regular bus services and nearby train stations make this a well-connected location, popular with both tenants and owner-occupiers.



Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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