



## 2 bed terraced house to buy in

St. Michaels Street, Sutton-in-Ashfield,  
Nottinghamshire, NG17 4GN

**£75,000** Starting Bid

🏠 x2 🚗 x1 🚪 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Terraced property
- ✓ Two reception rooms
- ✓ Fitted kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A two bedroom terrace property offered for sale with a tenant in situ, making it an ideal investment opportunity. The accommodation is well laid out and comprises of two reception rooms, providing flexible living and dining space, along with fitted kitchen. To the first floor are two bedrooms and a family bathroom, Externally, the property benefits from an enclosed rear garden, offering a private outdoor space.

Currently tenanted £590 PCM, excellent tenants.

Lounge 3.59m (11' 9") x 3.41m (11' 2")

The lounge is located to the front elevation and boasts a feature fireplace.

Dining Room 3.49m (11' 5") x 3.34m (10' 11")

The dining room is located to the rear elevation.

Kitchen 1.88m (6' 2") x 4.31m (14' 2")

The kitchen comprises of base units and shelving with a door leading out to the enclosed garden.

Bedroom One 3.56m (11' 8") x 3.39m (11' 1")

Bedroom one is located to the front elevation

Bedroom Two 2.69m (8' 10") x 3.33m (10' 11")

Bedroom two is located to the rear elevation and over looks the enclosed garden

Bathroom 1.78m (5' 10") x 3.23m (10' 7")

The bathroom comprises of bath with shower above, pedestal wash basin and wc.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Year built: 1880

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

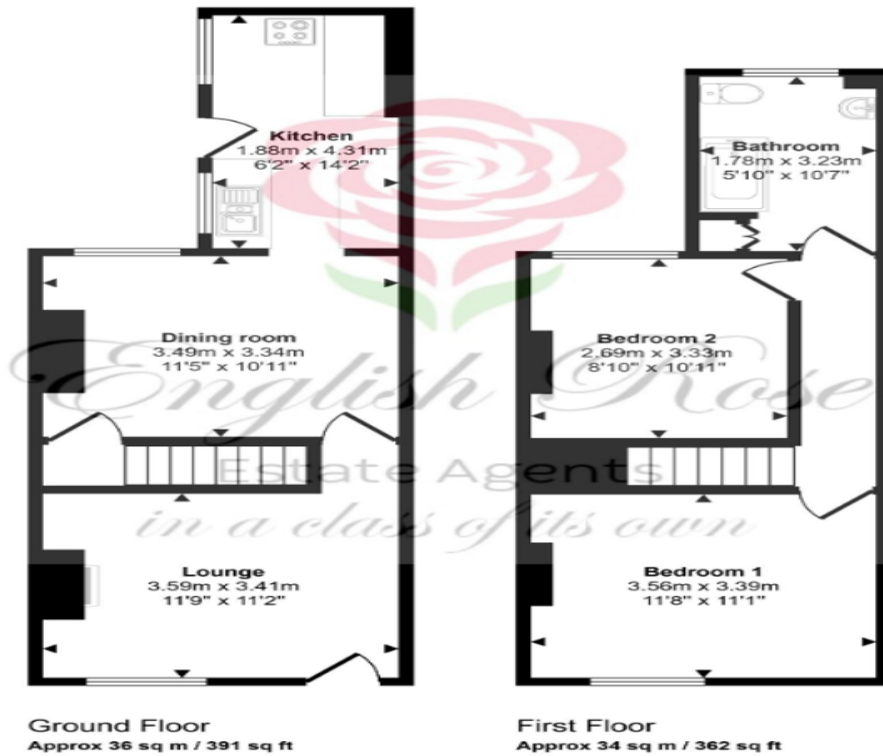
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Approx Gross Internal Area  
70 sq m / 753 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
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