

LOT

10

13a Ash Grove, Sutton-in-Ashfield, Nottinghamshire NG17 3FH

Guide price\* £35,000–£40,000



## First floor maisonette with double bedroom and allocated parking with a projected income iro £4800 PA

### Location

Sutton-in-Ashfield is a market town in the Ashfield district of Nottinghamshire, four miles west of Mansfield, two miles from the Derbyshire border and twelve miles north of Nottingham. The flat has access to local amenities and facilities, bus services, easy reach for St Andrews School, Kings Mill Hospital and main road networks including M1 and A38.

### Description

A first floor maisonette which is vacant and benefits from superb views over the rear garden and beyond. The property has central heating, double glazing and an allocated parking space. The property will benefit from cosmetic improvement but offers superb potential

and returns with Frank Innes protecting rental income iro £4800PA therefore being of interest to landlords or property professionals.

**Ground Floor** Entrance door to the front with stairs rising to the first floor.

**First Floor** Landing, living room, a large double bedroom and kitchen, both are facing the front of the property and family bathroom/W.C. with suite in white.

**Outside** Allocated parking and garden area.

### Tenure

Leasehold – see legal pack for details

### EPC

Energy Efficiency Rating D

### Auction Valuer

Lucy Crapper NAVA

### Note

Plans shown are for information only and are not to scale.

### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Frank Innes, Sutton-In-Ashfield 01623 240335

