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CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • ESTATE AGENTS

Silk Street, Sutton In Ashfield, NG17 5AA

Offers over £69,950

A competitively priced, well proportioned traditional townhouse of immediate interest to the BUY TO LET INVESTOR or FIRST TIME BUYER seeking an affordable starter home found within a highly convenient location.

- TWO RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE

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RICS

DESCRIPTION & SITUATION

The sale of this well proportioned, three storey traditional townhouse will be of immediate interest to either the first time buyer looking for an affordable starter home or the buy to let investor seeking a property with excellent potential for future renting offered at a fair and realistic price.

The property provides the extra room space, privacy and economy gained from two separate reception rooms. The kitchen and bathroom both have modern fittings and all of the bedrooms are of practical proportions.

The property is situated within easy walking distance for local schools and all of the facilities to be found in Sutton town centre.

The property is now vacant. As such, early possession is readily available as there will be "no chain" forming above. We have no hesitation in recommending an early inspection.

ACCOMODATION

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

LOUNGE 11'11" x 12'5" (3.62 x 3.78)

Electric focal fire set within a decorative surround. Central heating radiator. Coving to the ceilings. Double glazed UPVC window.

LOBBY

With door leading to the cellar.

DINING ROOM 11'11" x 13'3" (3.63 x 4.05)

Living flame gas fire set within a mahogany surround. Staircase leading to the first floor accommodation. Central heating radiator. Double glazed window with PVCU frame.

KITCHEN 11'8" x 5'9" (3.56 x 1.75)
Equipped with modern fittings including a stainless steel single drainer sink unit, plumbing for washer, space for cooker and fridge. Double glazed UPVC windows to two elevations. Double glazed storm door leading to rear gardens.

FIRST FLOOR:

LANDING
Central heating radiator and staircase leading to the second floor accommodation.

BEDROOM 11'11" x 12'4" (3.63 x 3.77)
Fitted wardrobe, double glazed window and central heating radiator.

BEDROOM 13'4" x 9'0" (4.06 x 2.75)
Double glazed window and central heating radiator.

BATHROOM/ W.C 5'8" x 8'1" (1.72 x 2.46)
Equipped with a modern suite comprising a bath with plumbed in shower above, wash hand basin, W.C. Cupboard incorporating the gas boiler. Central heating radiator. Double glazed UPVC window.

SECOND FLOOR

BEDROOM 10'9" x 13'2" (3.27 x 4.02)

Double glazed UPVC dormer window. Original Victorian cast iron fire place. Central heating radiator.

OUTSIDE:

The rear gardens are level and comprise a lawn, yard plus blocked built outbuilding.

TENURE

Tenure is Freehold, vacant possession on completion.

VIEWING

Viewing arranged with pleasure by the sole selling Agents.

Energy Performance Certificate

HM Government

17, Silk Street, SUTTON-IN-ASHFIELD, NG17 5AA

Dwelling type:	Mid-terrace house	**Reference number:**	9248-6041-7224-1396-0900
Date of assessment:	14 April 2016	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	14 April 2016	**Total floor area:**	85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

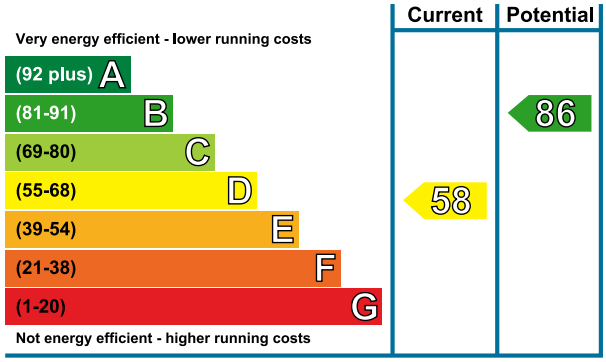
Estimated energy costs of dwelling for 3 years:	**£ 3,396**
Over 3 years you could save	**£ 1,503**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 168 over 3 years	You could save £ 1,503 over 3 years
Heating	£ 2,802 over 3 years	£ 1,491 over 3 years	
Hot Water	£ 345 over 3 years	£ 234 over 3 years	
Totals	**£ 3,396**	**£ 1,893**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 474	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 600	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 249	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.