



## Regent Street, Sutton In Ashfield, Notts, NG17 2EH

**Offers in the region of £78,000**

An extremely popular location and an affordable price makes this traditional town house the ideal proposition for the First Time Buyer or prudent Buy to Let Investor.

- Two receptions
- Modern kitchen
- Three double bedrooms

## DESCRIPTION AND SITUATION

The sale of this previously improved traditional three storey townhouse will be of immediate interest to the First Time Buyer looking for a starter home in a well regarded location and is an equally viable investment property for the Buy to Let market.

The property provides the extra room space, privacy and economy gained from two separate reception rooms. The kitchen is equipped with modern fittings to include an oven and hob, There are three double bedrooms on the upper two floors.

The property is situated in one of the more popular terraced streets in the town. It gains easy access into the town centre with all of its facilities and is well placed for fast access onto the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 motorway.

The property is now vacant. Early possession is readily available as there will be no "upward chain".

## ACCOMMODATION

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

### LOUNGE 12'5" X 11'3" (3.78 X 3.42)

Central heating radiator, fitted cupboard incorporating the gas and electricity meters, double glazed window and picture rail.



### LOBBY

With staircase leading to the first floor accommodation.

### DINING ROOM 12'4" X 12'3" (3.77 X 3.74)

Decorative fire surround with inset display niche to the chimney breast. Double glazed uPVC french doors leading to rear gardens. Under stairs storage cupboard. Central heating radiator.



### KITCHEN 8'8" X 6'4" (2.65 X 1.93)

Equipped with modern white fronted base and wall mounted storage cupboards including a single drainer sink unit, four ring gas hob, oven with extractor fan above, plumbing for washer, ceramic tiling to the floor. Ariston gas boiler. Double glazed window. Double glazed external door. Door leading to:



### **BATHROOM/W.C 6'7" X 5'2" (2.01 X 1.57)**

Equipped with a bath with electric shower above, wash hand basin, w.c and central heating radiator.



## **FIRST FLOOR**

### **LANDING**

Staircase leading to the second floor accommodation.

### **BEDROOM 12'4" X 11'2" (3.77 X 3.41)**

Double glazed window and central heating radiator.



### **BEDROOM 12'4" X 10'0" (3.77 X 3.04)**

With in built wardrobe, double glazed window and central heating radiator.



## **SECOND FLOOR**

**ATTIC BEDROOM 12'4" X 12'6" (3.76 X 3.82)**

Central heating radiator, in built wardrobe and Velux type window to the rear roof slope.

**OUTSIDE**

At the back of the property there is a presscrete yard with lawn beyond surrounded by fencing.

**TENURE**

Freehold. Vacant possession on completion.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.



## Energy Performance Certificate



18, Regent Street  
SUTTON-IN-ASHFIELD  
NG17 2EH

Dwelling type: Mid-terrace house  
Date of assessment: 28 July 2009  
Date of certificate: 28 July 2009  
Reference number: 8107-5486-7520-1126-6313  
Total floor area: 90 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly – lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly – higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	370 kWh/m <sup>2</sup> per year	316 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.6 tonnes per year	4.8 tonnes per year
Lighting	£73 per year	£45 per year
Heating	£825 per year	£730 per year
Hot water	£111 per year	£98 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)