



## Lime Street, Sutton In Ashfield, Notts, NG17 4GB

### Offers in the region of £70,000

A well modernised traditional town house appointed to a good standard of immediate interest to the first time buyer looking for an affordable starter home as well as the property investor seeking a very viable buy to let opportunity.

- Much improved
- Two reception rooms
- Well fitted kitchen

## DESCRIPTION AND SITUATION

The sale of this much improved traditional town house will be of immediate interest to the first time buyer looking for an affordable starter home. It will also appeal to the property investor looking for a very viable buy to let opportunity.

The accommodation is generally well appointed and suitable for early occupation. It offers a practical layout; two separate reception rooms provide the extra room space, privacy and economy more often preferred by today's buyers. There is a good sized kitchen equipped with modern fittings. There are three good sized bedrooms on the upper two floors in addition to the bathroom which has been refurbished with a modern suite.

The property is situated in a convenient location gaining easy access into the town centre with all of its facilities. Lime Street is in an area where Selective Licensing By Landlords as recently been introduced and it is envisaged that this will ultimately enhance the area with potential for capital growth.

The property is now vacant. Early possession is readily available (subject only to formal completion of sale) as there will be no "chain" above.

The property is offered at a competitive price and we have no hesitation in recommending an early inspection to avoid disappointment.

## ACCOMMODATION

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

### LOUNGE 11'11" X 10'2" (3.64 X 3.11)

Living flame gas fire set within a decorative pine surround. Double glazed bay window. Cupboard incorporating the gas and electricity meters. Central heating radiator.



### LOBBY

Staircase leading to the first floor accommodation.

### DINING ROOM 11'11" X 12'3" (3.62 X 3.74)

With central heating radiator, under stairs storage cupboard and double glazed window.

### KITCHEN 6'2" X 12'9" (1.87 X 3.89)

A good sized kitchen with smart modern fittings including a stainless steel single drainer sink unit, various base and wall mounted storage cupboards, plumbing for washer, space for cooker, space for fridge, central heating radiator and two double glazed windows. Upvc door leading to rear gardens.



## FIRST FLOOR

### LANDING

#### **BEDROOM 11'11" X 10'3" (3.64 X 3.13)**

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

#### **BEDROOM 12'4" X 8'10" (3.75 X 2.68)**

With double glazed window and central heating radiator.

#### **BATHROOM/W.C 6'4" X 8'11" (1.92 X 2.72)**

Equipped with a modern suite in White comprising a bath with plumbed in shower screen above, wash hand basin, w.c. Chrome radiator. Fitted linen cupboard. Double glazed window.



### LOBBY

With staircase leading to the second floor accommodation.

## SECOND FLOOR

#### **BEDROOM 11'11" X 16'6" (3.62 X 5.02)**

With Velux type window to the front roof slope and central heating radiator.



## OUTSIDE

There is a forecourt garden set behind a brick built wall. The rear gardens are essentially low maintenance in nature being mainly covered with paving along with some flower beds in addition to a small concrete yard. There is an attached brick built boiler house that contains the gas boiler.



## TENURE

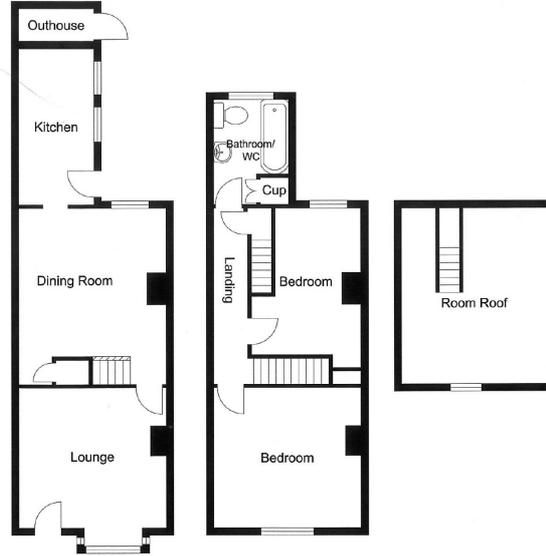
Freehold. Vacant possession on completion.

## VIEWING

Arranged with pleasure by the Sole Selling Agents.

Floor Plans

Lime Street Sutton-in-Ashfield



Ground Floor

First Floor

Room Roof

# Energy Performance Certificate



**38, Lime Street, SUTTON-IN-ASHFIELD, NG17 4GB**

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 January 2018  
**Date of certificate:** 24 January 2018

**Reference number:** 2278-6026-7289-5858-9964  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 90 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,681</b>
<b>Over 3 years you could save</b>	<b>£ 1,500</b>

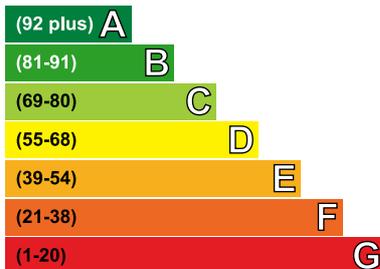
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 183 over 3 years	
Heating	£ 3,096 over 3 years	£ 1,818 over 3 years	
Hot Water	£ 270 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 3,681</b>	<b>£ 2,181</b>	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
54	82

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
1 Room-in-roof insulation	£1,500 - £2,700	£ 957
2 Internal or external wall insulation	£4,000 - £14,000	£ 339
3 Low energy lighting for all fixed outlets	£25	£ 111

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](http://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.