



**16 The Twitchell, Sutton-in-Ashfield,
Nottinghamshire NG17 5DA**

Offers Over £75,000

Tel: 0115 9680268



- Double Glazing
- Excellent access to amenities
- No Onward Chain
- In need of modernisation
- Ideal investment opportunity

READY FOR YOUR NEXT PROJECT? JMS we are excited to bring to the market this fantastic 2 bed terraced house with its own private yard to the rear, in need of refurbishment, ideal for first time investor, seasoned investors or first-time buyers who are happy to make improvements alike. This property is ready and waiting for someone to make their mark on and will either be a wonderful starter home, or an excellent investment.

Entering the property into the living room, you are then lead through into the kitchen area. From here there is access via a stained-glass door into the extremely useful lean-to extension. The stairs also lead up from the kitchen giving access to the first floor.

Once upstairs, there is access to the large master bedroom and great sized second bedroom, as well as the bathroom.

Outside, the yard is private and not overlooked. Bin access is from this yard, via an entry gate to a path across the rear of the neighbouring properties. This is the end of the row as well, which means there is need for any of the neighbouring properties to enter the yard.

This is a perfect property to either start a property portfolio with, or to add to an exiting portfolio. With scope for significant improvements, this property has the potential to a fantastic investment.

TENURE

The property is being sold as a freehold with vacant possession.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call Tim Crowch on our office number 01159680268

MORTGAGE ADVISE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advise when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES AND FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

LIVING ROOM

w: 3.86m x l: 3.34m (w: 12' 8" x l: 10' 11")

Entrance through UPVC front in living room. With UPVC front window facing the front elevation, fireplace with hearth, double sockets, ceiling fitted light pendant and wall mounted radiator; leading to:

KITCHEN

w: 3.86m x l: 2.7m (w: 12' 8" x l: 8' 10")

Wall and base units in u-shape, with free standing cooker and sink. UPVC double glazed window facing rear elevation, with access to rear lean to extension and stairs

FIRST FLOOR LANDING

Landing with access to bedrooms and bathroom

BEDROOM ONE

w: 3.86m x l: 3.4m (w: 12' 8" x l: 11' 2")

Good sized double bedroom, built in wardrobes to either side of chimney breast. UPVC glazed window facing front elevation. Double sockets, ceiling fitted light pendant and wall mounted radiator.

BEDROOM TWO

w: 2m x l: 2.77m (w: 6' 7" x l: 9' 1")

Good sized second bedroom overlooking the rear elevation. Double sockets, ceiling fitted light pendant and wall mounted radiator.

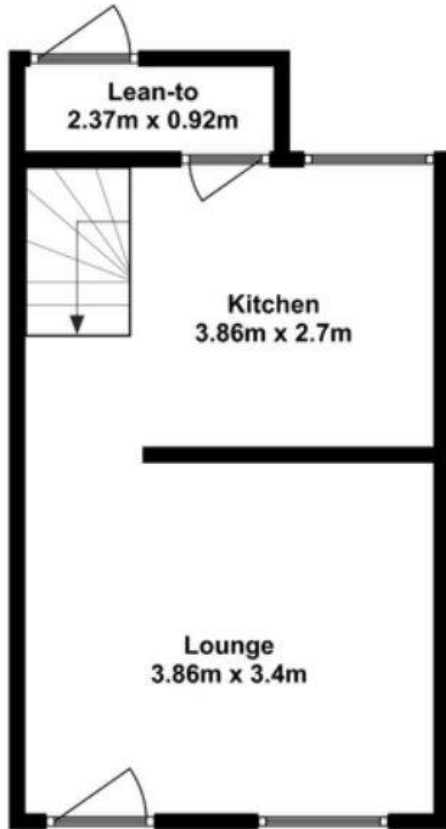
BATHROOM

Bathroom suite with vanity unit, toilet and bath. UPVC double glazed window overlooking the rear elevation

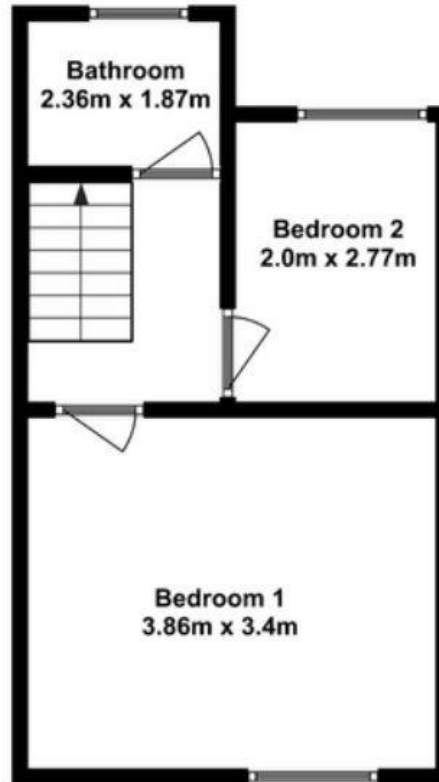




GROUND FLOOR
25.7sqm approx.



FIRST FLOOR
25.7sqm approx.



TOTAL FLOOR AREA:
51.4sqm approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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