



**The Old Surgery, Lime Street, Kirkby-in-Ashfield, Nottinghamshire NG17 8AJ**

**£130,000**

Tel: 0115 9680268



- Two Separate Flats
- Sold With Sitting Tenants
- Great Investment Return
- Convenient Location
- Off Road Parking
- Instant Investment Return

A truly unique investment opportunity to acquire two self-contained flats which offer an excellent monthly return and are being sold with a sitting tenant in each which makes this an affordable and excellently placed investment offering an instant return.

The property as a whole offers both a ground floor and first floor flat with one & two double bedrooms respectively and also offers a handy location just off of the local high street with an array of excellent amenities and impressive transport links right on its doorstep. There is also off-road parking to the front.

The ground floor flat comprises an entrance hall, living room with additional ground floor WC. There is also a fully fitted kitchen, en suite shower room and an additional storage room.

The first floor flat comprises an initial ground floor entrance hall with stairs rising to the first-floor landing area which offers access into a spacious living room, dining kitchen, two double bedrooms and a shower room.

### **GROUND FLOOR APARTMENT**

A ground floor self contained flat with entrance hall, living room, separate kitchen, one bedroom, storage room, shower room and an additional WC.

#### **ENTRANCE HALL**

With an internal door opening into the:

#### **LIVING ROOM**

w: 4.6m x l: 3.89m (w: 15' 1" x l: 12' 9")

A spacious living room with a radiator, ceiling lighting, two double glazed windows to the front elevation and access into the:

#### **KITCHEN**

w: 3.4m x l: 1.68m (w: 11' 2" x l: 5' 6")

Fitted with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Free standing cooker, plumbing for a washing machine, fridge included, radiator, double glazed window to the front elevation and access into:

#### **BEDROOM ONE**

w: 3.84m x l: 2.59m (w: 12' 7" x l: 8' 6")

A double bedroom with a radiator, ceiling light point and double glazed window to the side elevation access into a large dressing room/storage room and open access into the shower room.

#### **SHOWER ROOM**

w: 1.88m x l: 0.86m (w: 6' 2" x l: 2' 10")

With a walk in shower enclosure, wash hand basin and a low flush WC. There is also radiator and a storage cupboard.

#### **STORAGE ROOM**

w: 3.28m x l: 1.88m (w: 10' 9" x l: 6' 2")

With a radiator and plenty of free space to be utilised as anyone see's fit.

#### **SEPARATE WC**

With an additional WC.

### **FIRST FLOOR APARTMENT**

A deceptively large first floor apartment with entrance hall, landing space leading to a spacious living room, kitchen with dining space, two double bedrooms and a shower room.

#### **ENTRANCE HALL**

An entrance hall with an initial ground floor reception area with stairs rising to the first floor landing. To the first floor hallway.

### **LIVING ROOM**

w: 3.86m x l: 3.61m (w: 12' 8" x l: 11' 10")

A spacious living room with a radiator, ceiling light point and a double glazed window to the front elevation.

### **KITCHEN**

w: 3.86m x l: 2.57m (w: 12' 8" x l: 8' 5")

A generous kitchen with room for a dining table having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink, oven, four ring hob, space for a fridge/freezer, plumbing for a washing machine, radiator, ceiling lighting, double glazed window to the front elevation and a double glazed Velux window.

### **BEDROOM ONE**

w: 3.18m x l: 2.26m (w: 10' 5" x l: 7' 5")

A double bedroom with a radiator, ceiling light point and a Velux window.

### **BEDROOM TWO**

w: 3.61m x l: 2.39m (w: 11' 10" x l: 7' 10")

A second double bedroom with a radiator, ceiling light point and a Velux window.

### **SHOWER ROOM**

w: 2.26m x l: 1.88m (w: 7' 5" x l: 6' 2")

With a three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin and low flush WC. There is also ceiling lighting and double glazed window to the front elevation.

### **OUTSIDE**

Externally, there is a block paved driveway parking area to the front which provides one parking space for both the ground floor and first floor flats and an additional space for visitor parking.

### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

### **TENURE**

This property is a freehold property, being sold with sitting tenants in each of the two flats. Offering just under a 9% yield.

### **MORTGAGE ADVICE**

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 advice 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 & 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 any 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.

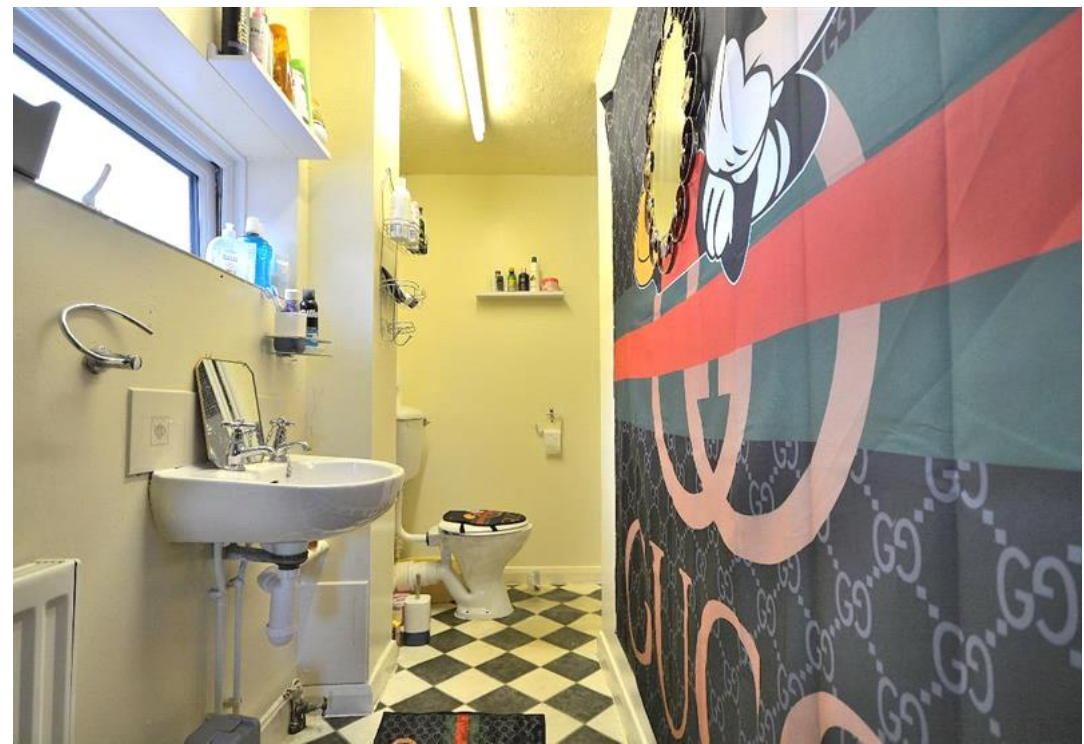










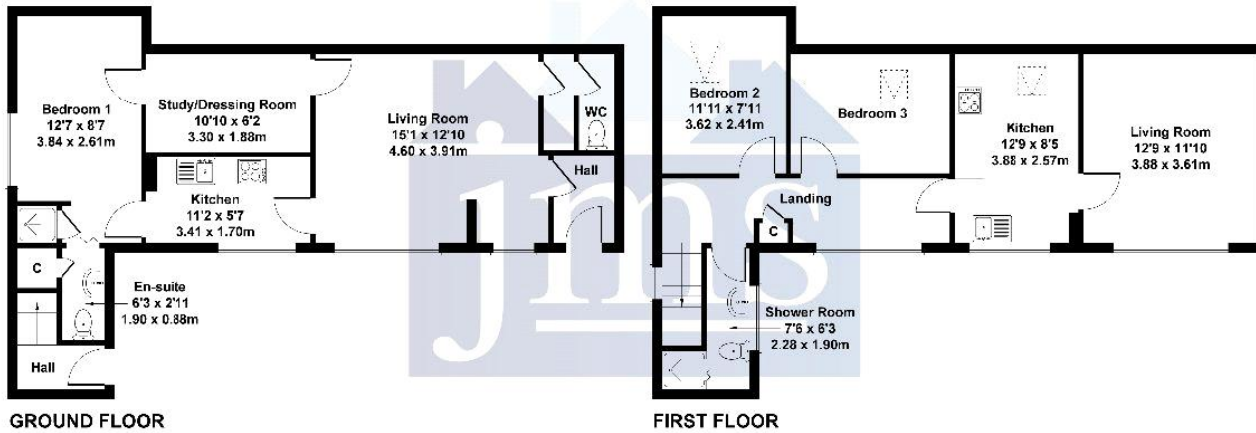






# Lime Street, Kirkby-in-Ashfield, NG17 8AJ

Approximate Gross Internal Area  
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(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 energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

