



63 New Street, Huthwaite – NG17 2LR

Guide Price **£110,000**

DavidJames
the estate agent



63 New Street

Huthwaite, Sutton-In-Ashfield

INVESTMENT OPPORTUNITY: Terraced house with sitting tenant, 2 double bedrooms, lounge, dining room, kitchen with integrated oven and hob, bathroom, gas central heating, UPVC double glazing, low maintenance garden. Tenanted at £700/month, 7.6% gross yield.

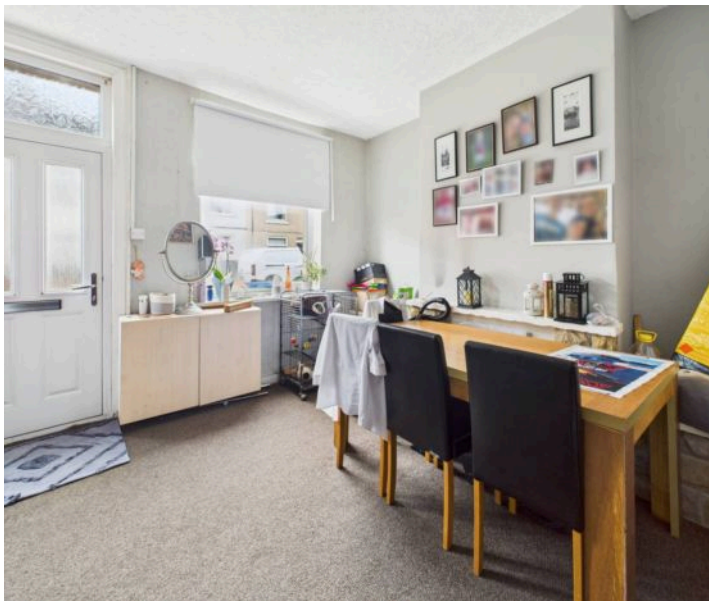
Council Tax band: A

Tenure: Freehold

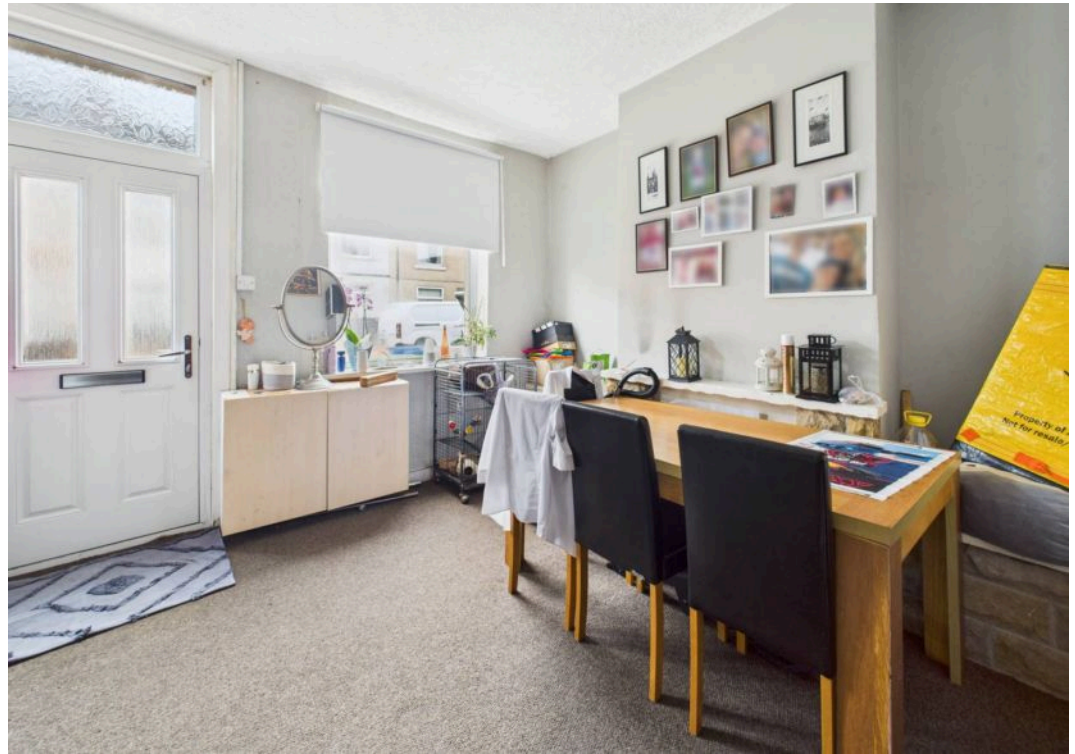
EPC Energy Efficiency Rating: C

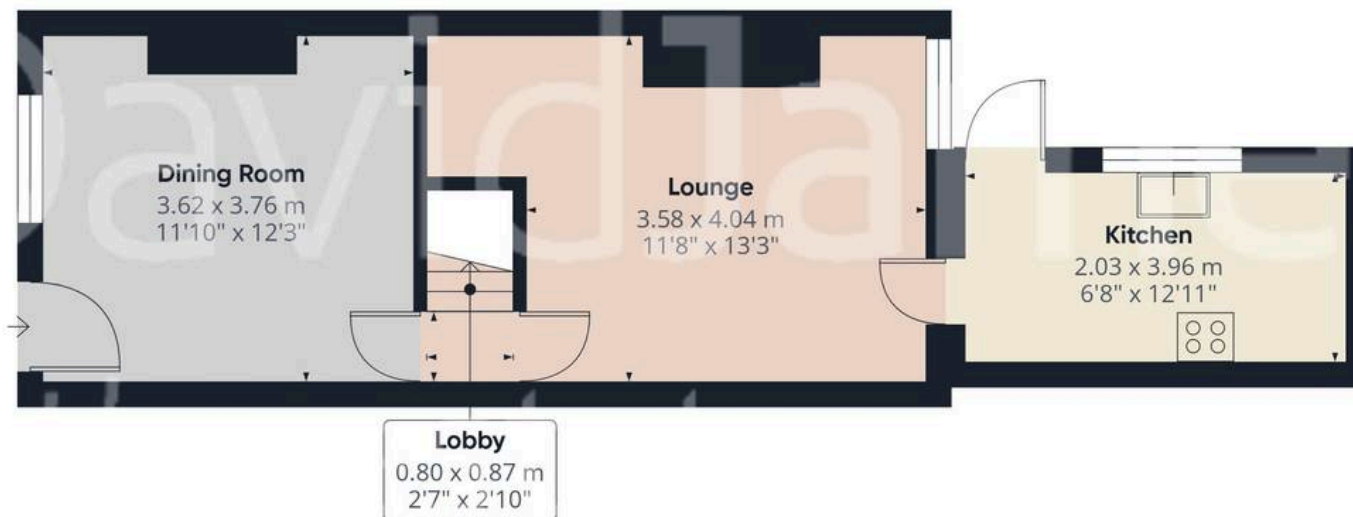
EPC Environmental Impact Rating:

- Well proportioned mid terraced house
- BEING SOLD WITH A TENANT ON AN ASSURED SHORTHOLD TENANCY and available with no upward chain
- Two double bedrooms
- Lounge and separate dining room
- Kitchen with white units, timber effect worktops and integrated oven and hob
- First floor bathroom/Wc with shower off mixer taps
- Gas central heating, UPVC double glazing
- Enclosed low maintenance paved and concreted rear garden
- Currently tenanted at £700 pcm providing a gross yield of 7.6%

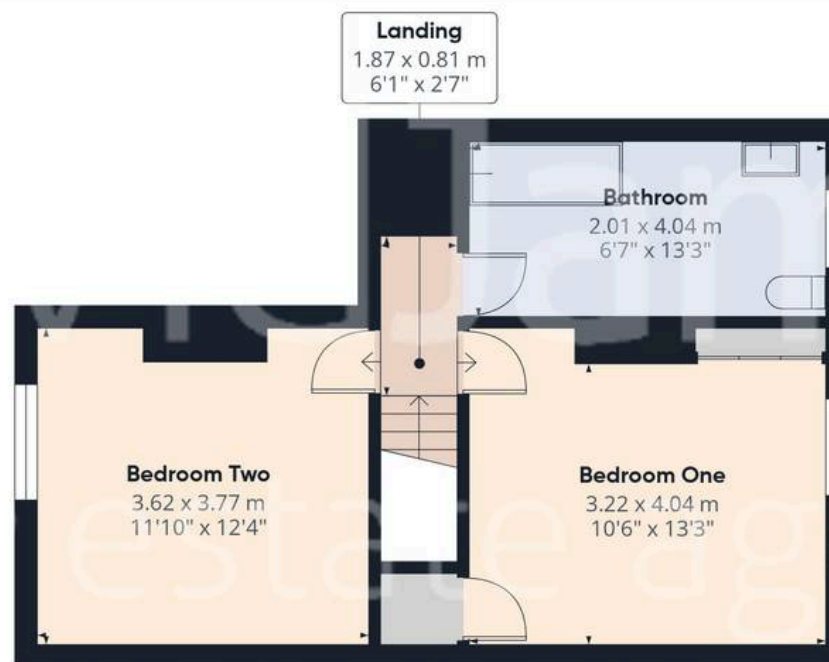








Floor 0



Floor 1

Approximate total area⁽¹⁾

76.3 m²

820 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com