



ALASDAIR  
MORRISON  
&  
Mundys



## Hollydene, Bulham Lane

Sutton-on-Trent, Newark, NG23 6QB



Book a Viewing

**Guide Price**  
**£180,000**

**INVESTORS AND LANDLORDS** - A great opportunity for new and existing Landlords alike to purchase this lovely detached house with longstanding tenants in situ. The tenants are paying rent of £400 per calendar month. In brief, the accommodation comprises of an Entrance, Cloakroom with WC, Kitchen, Dining Room and Living Room to the Ground Floor. To the First Floor are three Bedrooms and a Bathroom. The property enjoys an enviable plot with views to the rear. Please Call for further information 01636 700888.



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#### SERVICES

Mains electricity, water and drainage. Electric heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Sutton-on-Trent is a picturesque village approximately 8 miles north of Newark with ease of access to the A1. The village has a Primary School and amenities include a Co-op, community centre, doctors, butchers, Post Office and restaurant/pub.





## ENTRANCE

With double glazed window to the side elevation, space for a couple of kitchen appliances, access to roof space and doors to the Cloakroom and Kitchen.

## CLOAKROOM

4' 6" x 28' 10" (1.37m x 8.79m) With double glazed opaque window to the side elevation, low level WC and tiled flooring.

## KITCHEN

14' 5" x 7' 7" (4.39m x 2.31m) Fitted with the Tenants' kitchen, double glazed window to the side elevation and an opening through to the Dining Room.

## DINING ROOM

12' 4" x 12' 2" (3.76m x 3.71m) With double glazed window to the front elevation, coving to the ceiling, storage heaters, under stair storage cupboard and door through to the Living Room.

## LIVING ROOM

20' 3" (maximum) x 13' 11" (6.17m x 4.24m) With double glazed windows to the front and side elevations, door to the side elevation, coving to the ceiling, storage heaters and door to an enclosed staircase.

## FIRST FLOOR LANDING

With a double glazed window to the rear elevation, access to roof space and coving to the ceiling.

## BATHROOM

10' 7" x 7' 9" (3.23m x 2.36m) Fitted with the Tenants' bathroom suite.

## BEDROOM ONE

3' 3" x 12' 1" (1m x 3.68m) With a double glazed window to the front elevation and coving to the ceiling.

## BEDROOM TWO

12' 4" x 11' 8" (3.76m x 3.56m) With a double glazed window to the front elevation and coving to the ceiling.

## BEDROOM THREE

7' 6" x 7' 6" (2.29m x 2.29m) With a double glazed window to the rear elevation.

## OUTSIDE

Landscaped gardens to both sides and to the rear with countryside views and double gates provide access to driveway.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

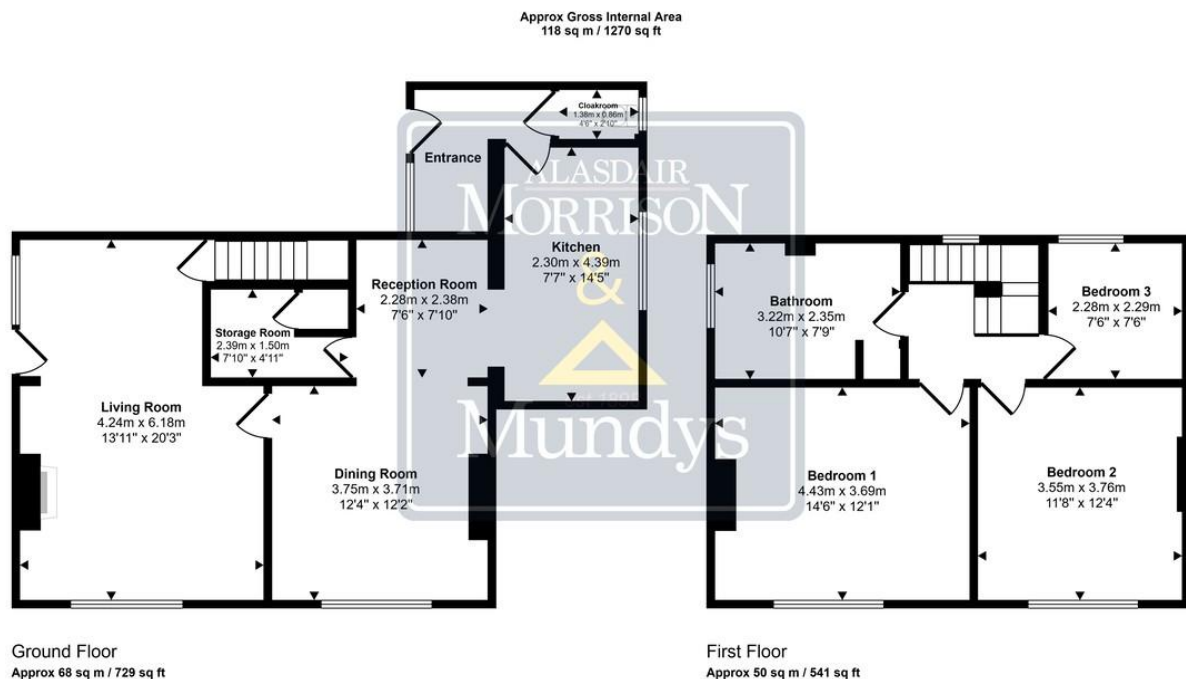
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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