



**10 Ashfield Street, Sutton-in-Ashfield,  
Nottinghamshire NG17 3BE**

**£95,000**

Tel: 0115 9680268



- Traditional Terraced House
- Within Catchment Of Popular Schools
- Spacious Internal Accommodation
- Walking Distance To Kings Mill
- Private Rear Garden
- Two Large Reception Rooms
- Viewing Highly Recommended
- Quiet Residential Road

We offer to the market this tasteful and well maintained two double bedroom traditional terraced house that offers an excellent amount of living space with its two spacious reception rooms, neutral decoration, light and airy rooms all in an extremely convenient location within easy walkable reach of Kings Mill Hospital, local shops and the highly regarded local schools including the ever popular primary's including both St. Andrews and Dalestorth and the well regarded Quarrydale secondary school.

This property truly is perfect for those looking to take their first steps onto the property ladder or even potentially looking to add to a rental portfolio as would offer impressive monthly return and a viewing comes strongly advised as we suspect this property will command high early interest levels.

The accommodation offers a bay fronted lounge, spacious second reception room currently utilised as a dining room with open plan access through into a tasteful neutral kitchen. To the first-floor landing there are two double bedrooms and a large bathroom.

Externally, the property is located on a traditional residential street of similar style properties. Which offers plenty of space for on road parking on this quiet no through road. To the front of the property there is a low-level front boundary wall with wrought iron pedestrian gate giving it a secure frontage. To the rear of the property there is a generously proportioned private rear garden enclosed by secure fencing to both sides. The garden itself has an initial concrete patio area, central path with lawn to each side leading toward the bottom of the garden.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS INTO THE:

### **LOUNGE**

w: 3.43m x l: 3.35m (w: 11' 3" x l: 11' )

An initial spacious front reception room having a fireplace with inset gas fire. There is also a radiator, ceiling light point, coving to ceiling, double glazed bay window to the front elevation, walk through access into the rear reception room.

### **DINING ROOM**

w: 3.68m x l: 3.43m (w: 12' 1" x l: 11' 3")

A second large reception room offering excellent flexibility but also offering scope to open up into the adjoined kitchen which could potentially create a large open plan living kitchen. There is also a radiator, ceiling light point, coving to ceiling, door into the kitchen, double glazed window and door opening onto the rear garden and also a door concealing the stairs to the first floor landing.

### **KITCHEN**

w: 3.48m x l: 1.73m (w: 11' 5" x l: 5' 8")

Having a neutral white range of fitted wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with concealed extractor hood over. There is also space for a fridge/freezer, plumbing for a washing machine, ceiling light point, double glazed window to the rear elevation and an internal access door opening into the:

### **BATHROOM**

w: 1.75m x l: 1.73m (w: 5' 9" x l: 5' 8")

A fully tiled bathroom with a modern three piece suite in white comprising a panelled bath with chrome mixer tap and shower over, wash hand basin with chrome taps and a Low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

### **FIRST FLOOR LANDING**

With a ceiling light point.

### **BEDROOM ONE**

w: 3.71m x l: 3.43m (w: 12' 2" x l: 11' 3")

A large double bedroom having an internal wardrobe, radiator, ceiling light point and a double glazed window to the rear elevation.

### **BEDROOM TWO**

w: 3.43m x l: 3.38m (w: 11' 3" x l: 11' 1")

A second spacious double bedroom with a fireplace, radiator, ceiling light point and a double glazed window to the front elevation.

### **OUTSIDE**

Externally, the property is located on a traditional residential street of similar style properties. Which offers plenty of space for on road parking on this quiet no through road. To the front of the property there is a low level front boundary wall with wrought iron pedestrian gate giving it a secure frontage. To the rear of the property there is a generously proportioned private rear garden enclosed by secure fencing to both sides. The garden itself has an initial concrete patio area, central path with lawn to each side leading toward the bottom of the garden.

### **VIEWING INFORMATION**

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

### **SERVICES**

The property is being sold as a freehold. With vacant possession on completion.

### **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**

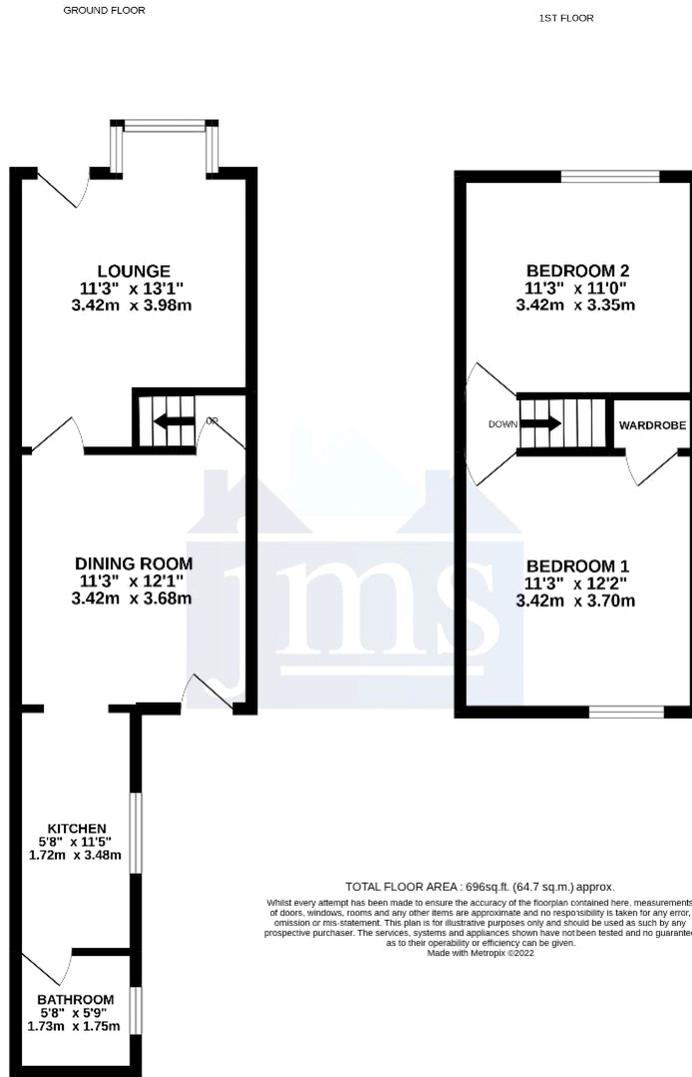
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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  
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