



**84 Short Street, Sutton-in-Ashfield,
Nottinghamshire NG17 4GD**

£130,000

Tel: 0115 9680268



- Traditional End Terraced House
- No Upward Chain
- Private Rear Garden
- Two Double Bedrooms
- Two Substantial Reception Rooms
- Bathroom & Shower Room

A generous proportioned and well-presented step onto the property ladder, this well loved and enjoyed spacious traditional end terraced house has recently been improved by the current vendor with easy on the eye fresh neutral decoration. If you are in the market for a spacious yet cosy to home to move straight in and enjoy, then look no further and book your early inspection on this fabulous property which also comes offered to the market with the advantage of no upward chain.

The large internal accommodation comprises an initial front reception room with access to the second larger reception room which has excellent access onto the 17ft and impressively wide galley style kitchen with additional storeroom to the rear. To the first-floor landing there are two double bedrooms, well-proportioned family bathroom and an internal access to the additional separate shower room.

Externally this property enjoys a surprising substantial and beautifully private garden to the rear of the property having an initial hardstanding patio area with well finished brick wall boundary between the neighbouring property. There is also a decked patio sitting area, ample proportioned lawned area, mature plants and shrubs and a garden shed that will be included within the sale. There is also a side access gate that provides easy access from front to back.

LOUNGE

w: 3.61m x l: 3.33m (w: 11' 10" x l: 10' 11")

A spacious initial reception room with a radiator, ceiling light point, double glazed window to the front elevation and an internal door opening into the:

DINING ROOM

w: 3.94m x l: 3.61m (w: 12' 11" x l: 11' 10")

A second larger reception room with a radiator, ceiling light point, double glazed window to the rear elevation, access door opening to the stairs and also an access door into the generous proportioned kitchen.

KITCHEN

w: 5.26m x l: 1.73m (w: 17' 3" x l: 5' 8")

A long wide galley kitchen having an extensive range of wall cupboards, base units and drawers with working surfaces over. Inset wash hand basin with mixer tap. There is also space for an oven, four ring gas hob with wall mounted stainless steel extractor hood over, space for a fridge/freezer and plumbing for a washing machine. There is also a tiled floor, tiled splashbacks, ceiling light point, two double glazed windows to the side elevation, rear storage room and an UPVC door providing access onto the rear garden.

STORAGE ROOM

w: 1.52m x l: 0.71m (w: 5' x l: 2' 4")

A handy store room to the rear with an obscure double glazed window.

FIRST FLOOR LANDING

With a ceiling light point and a loft hatch to the boarded loft with drop down ladder.

BEDROOM ONE

w: 3.61m x l: 3.33m (w: 11' 10" x l: 10' 11")

A spacious double bedroom with a storage cupboard currently altered into a wardrobe with hanging rail. There is also a radiator, ceiling light point and double glazed window to the front elevation.

BEDROOM TWO

w: 3.94m x l: 2.64m (w: 12' 11" x l: 8' 8")

A second double bedroom again with an internal wardrobe with hanging rail. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.82m x l: 1.73m (w: 9' 3" x l: 5' 8")

A generous bathroom with three piece suite comprising a panelled bath, wash hand basin with chrome mixer tap and a Low flush WC. There is also radiator, ceiling light point, fully tiled walls, obscure double glazed window to the rear elevation and an internal door opening into the:

SHOWER ROOM

w: 2.18m x l: 1.75m (w: 7' 2" x l: 5' 9")

Adjoined the rear of the bathroom there is a separate shower room with a double walk in shower with wall mounted internally plumbed shower, fully tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally this property enjoys a surprising substantial and beautifully private garden to the rear of the property having an initial hardstanding patio area with well finished brick wall boundary between the neighbouring property. There is also a decked patio sitting area, ample proportioned lawned area, mature plants and shrubs and a garden shed that will be included within the sale. There is also a side access gate that provides easy access from front to back.

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.

TENURE

This property is a freehold property being sold with vacant possession.

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.

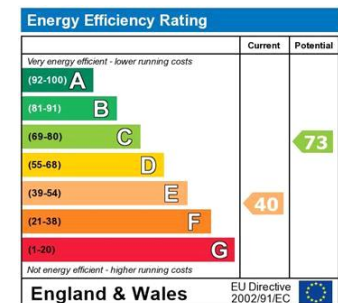












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

