



**1c Oxford Street, Sutton-in-Ashfield,
Nottinghamshire NG17 2EG**

£130,000

Tel: 0115 9680268



- Semi Detached House
- Convenient Location
- Low Maintenance Garden
- Quiet Residential Street
- No Upward Chain
- Two Generous Bedrooms
- Neutral Kitchen & Bathroom
- Spacious Living Room

A great step onto the property market! This neutrally presented two bedroom semi-detached house is a well-placed property offering convenience due its excellent transport links and being located within walking distance of a whole host of amenities. This property has been within the family since new and although is perfect to move it, it also offers that perfect amount of scope to add your own personal touch of style.

The accommodation comprises an entrance hall with split access into the generously spacious living room and the well utilised tasteful kitchen. The first-floor landing leads to two generous bedrooms and a family bathroom with three piece suite comprising a large shower enclosure.

Externally, the property is located toward the start of Oxford Street itself. There is a well proportioned area to the front and side of the property itself which has double gates leading onto the well proportioned rear garden which is both securely enclosed and private with patio slabs and a well positioned shed with power that will be included within the sale.

ENTRANCE HALL

w: 1.3m x l: 0.94m (w: 4' 3" x l: 3' 1")

An initial entrance hall with a storage cupboards, ceiling light point and doors opening into the kitchen and living room.

LIVING ROOM

w: 4.8m x l: 3.05m (w: 15' 9" x l: 10')

A spacious living room with a radiator, ceiling light point, fitted shelving and stairs rising to the first floor landing. There are also double glazed French doors opening onto the rear garden.

KITCHEN

w: 3.07m x l: 2.67m (w: 10' 1" x l: 8' 9")

A well utilised and fitted kitchen with a neutral range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. There is also an integrated oven, four ring gas hob, plumbing for a washing machine, space for fridge/freezer, ceiling light point and a double glazed window to the front elevation.

FIRST FLOOR LANDING

w: 2.9m x l: 0.76m (w: 9' 6" x l: 2' 6")

With a ceiling light point, double glazed window to the side elevation and loft hatch with folding secure wooden ladder that opens into the boarded loft space with lighting.

BEDROOM ONE

w: 3.07m x l: 2.84m (w: 10' 1" x l: 9' 4")

A double bedroom with fitted wardrobes and drawers. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 3.07m x l: 2.18m (w: 10' 1" x l: 7' 2")

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

BATHROOM

w: 2.11m x l: 1.88m (w: 6' 11" x l: 6' 2")

A deceptively well proportioned bathroom with three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an extractor fan.

OUTSIDE

Externally, the property is located toward the start of Oxford Street itself. There is a well proportioned area to the front and side of the property itself which has double gates leading onto the well proportioned rear garden which is both securely enclosed and private with patio slabs and a well positioned shed with power that will be included within the sale.

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 on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

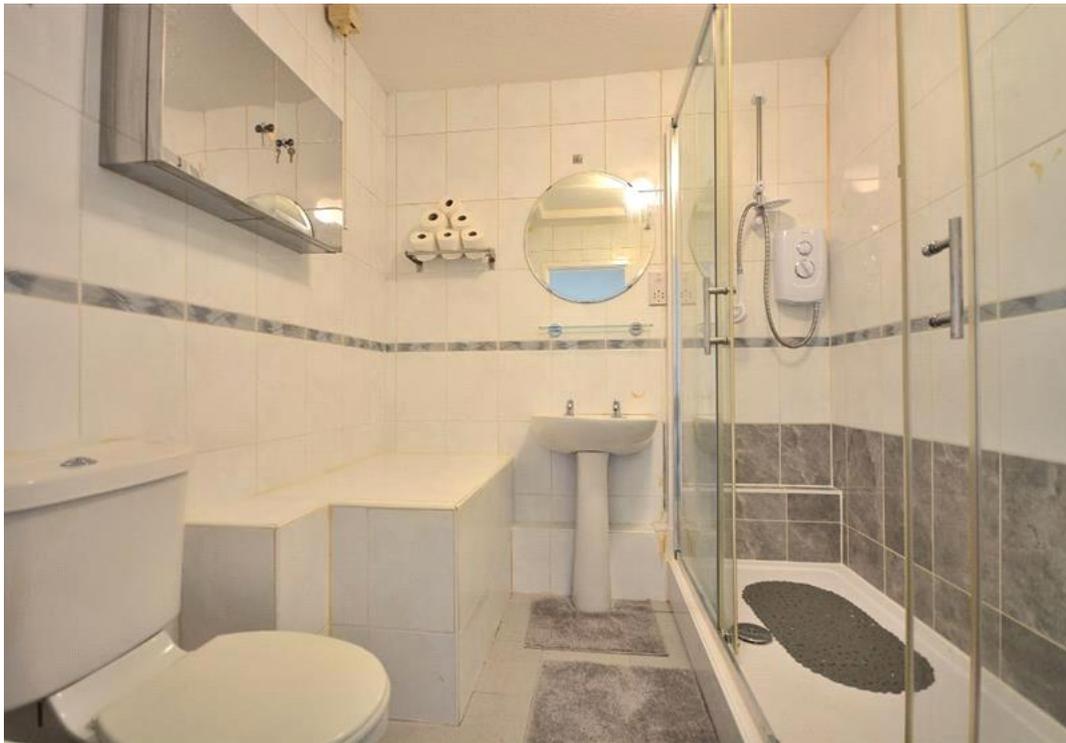
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the 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

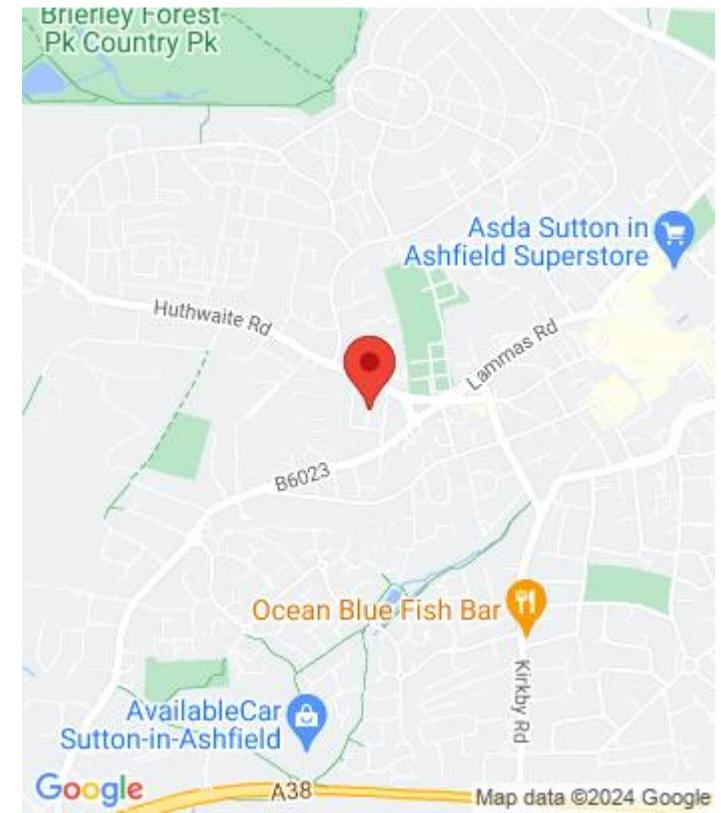
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