



**11 Silk Street, Sutton-In-Ashfield,
Nottinghamshire NG17 5AA**

£115,000

Tel: 0115 9680268



- Large Terraced House
- No Upward Chain
- Convenient Town Centre Location
- Three Bedroom Family Home
- Modern Bathroom
- Modern Kitchen

An excellent opportunity to acquire a three-bedroom traditional terraced house, which could either be a truly great investment property or those looking for a spacious and affordable step onto the property market. This large property has proved to be an excellent investment over the years for our current vendor due to both its space and positioning. We are certain it will appeal to a wide variety of buyers including first time buyers and investors due to the current respected sitting tenants so do not hesitate and call us today.

The accommodation comprises an initial entrance hall. The first of two separate reception rooms including a cosy lounge and an open plan living kitchen which seamlessly flows into the modern fully fitted kitchen area which is well finished with shaker style units. To the first-floor landing there are two spacious bedrooms and a neutral bathroom with three piece suite and stairs rising to the generous and well utilised second floor bedroom.

Externally there is plenty of on street parking to the front of the property and comes closely located to Sutton town centre and a full wealth of local amenities. To the rear of the property there is a courtyard style garden to the rear which is extremely low maintenance and securely enclosed to all sides.

ENTRANCE HALL

An initial entrance hall with a radiator, ceiling light point and stairs rising to the first floor landing.

LOUNGE

w: 3.78m x l: 2.77m (w: 12' 5" x l: 9' 1")

A cosy sitting room with excellent ceiling height which flows throughout this property. There is a central fireplace, radiator, ceiling light point, meter cupboard and a recently upgraded consumer unit and a double glazed window to the front elevation.

OPEN PLAN LIVING KITCHEN

w: 6.53m x l: 3.99m (w: 21' 5" x l: 13' 1")

A wonderfully well proportioned open plan living kitchen having two clearly defined areas of living space (13'2" x 13'1") and the fully fitted modern kitchen area (12'0" x 7'6"). The living area benefits from a central fireplace, radiator, ceiling light point and door to the cellar. The kitchen area is fitted with a fresh modern range of wall cupboards, base units and drawers with working surfaces over. Inset ceramic sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with wall mounted extractor fan over. There is also plumbing for a washing machine, space for a fridge/freezer, array of LED ceiling spotlights, double glazed window to the rear elevation and UPVC door opening into the rear garden.

FIRST FLOOR LANDING

A first floor landing with a radiator and stairs rising to the second floor bedroom.

BEDROOM ONE

w: 3.99m x l: 3.76m (w: 13' 1" x l: 12' 4")

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

BEDROOM THREE

w: 4.01m x l: 1.88m (w: 13' 2" x l: 6' 2")

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

BATHROOM

w: 2.44m x l: 1.96m (w: 8' x l: 6' 5")

A well proportioned family bathroom with three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

BEDROOM THREE

w: 5.8m x l: 3.3m (w: 19' x l: 10' 10")

A large double bedroom with a well placed staircase making the room useable to both sides having a radiator, ceiling light point and a double glazed window to the front elevation.

OUTSIDE

Externally there is plenty of on street parking to the front of the property and comes closely located to Sutton town centre and a full wealth of local amenities. To the rear of the property there is a courtyard style garden to the rear which is extremely low maintenance and securely enclosed to all sides.

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 Pycroft 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

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.

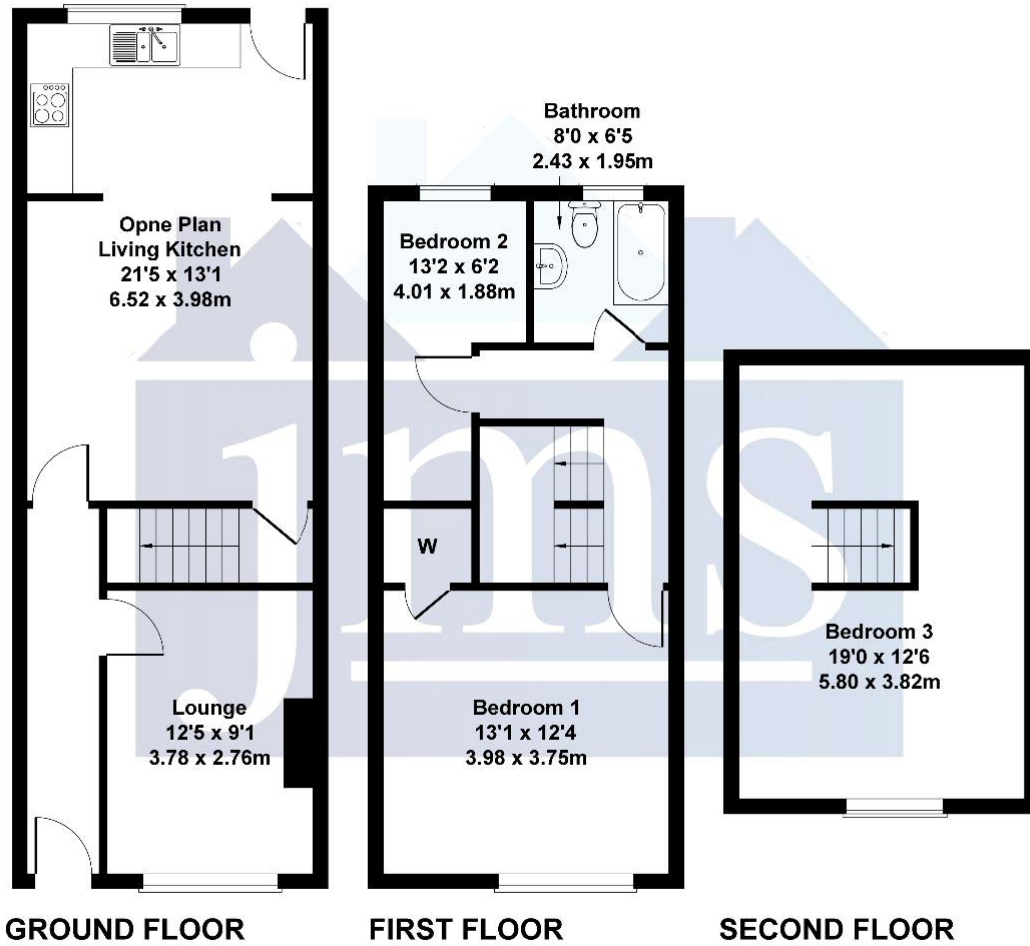






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Approximate Gross Internal Area
1076 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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