67 Jubilee Road, Sutton-in-Ashfield,
Nottinghamshire NG17 2DD

£420 pcm

Tel: 0115 9680268

- Two Shower Rooms
- Communal Living & Kitchen
- Ideally Located For Amazon
- Early viewing essential
- Shared House
- All Bills Included
- Two Rooms Coming Soon

Looking for a comfortable and sociable place to call home? This fantastic six-bedroom shared house offers two bright and welcoming rooms now available to rent. Perfectly located close to Sutton town centre and within easy reach of Amazon, the property benefits from excellent transport links, making it ideal for professionals who need convenience and accessibility.

Inside, the house features a light and airy entrance hall with ample storage space, leading to a modern ground floor shower room, two ground floor bedrooms and a large communal lounge and dining area, perfect for relaxing or socialising with housemates. The open-plan layout flows into a fully fitted kitchen with plenty of space for all tenants to enjoy cooking and dining together. There is also a conservatory, currently used as additional storage for the household.

Upstairs, you will find four further bedrooms, along with a second communal shower room. Outside, there is on-street parking at the front of the property, additional parking to the rear, and a private, low-maintenance rear garden – an ideal spot for some fresh air or outdoor seating in the warmer months.

With its spacious layout, fantastic location and excellent transport links, this property offers a welcoming home for those seeking both comfort and convenience. Don’t miss out – call today to arrange a viewing.

Council Tax Band: A

ENTRANCE HALL
A communal entrance hall with four storage rooms, the largest measuring 5'4" x 3'1". There is also lighting access into two ground floor bedrooms, the ground floor shower room, communal living kitchen and conservatory. Finally there is stairs rising to the first floor landing.

OPEN PLAN DINING KITCHEN
w: 6.48m x l: 3.23m (w: 21' 3" x l: 10' 7")
A 21ft open plan dining kitchen space with a kitchen area having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap, integrated oven, four ring electric hob with concealed extractor hood over. Plumbing for a washing machine and dishwasher, space for two free standing fridge/freezers. There is also two ceiling light points, tiled splashbacks, radiator, double glazed window to the front elevation and double glazed doors opening into the:

CONSERVATORY
w: 3.38m x l: 2.21m (w: 11' 1" x l: 7' 3")
Currently being used as an additional storage room for the existing tenants. With a double glazed entrance door opening onto the rear elevation.

BEDROOM ONE
w: 3.71m x l: 2.49m (w: 12' 2" x l: 8' 2")
The first of six bedrooms with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO
w: 3.71m x l: 2.67m (w: 12' 2" x l: 8' 9")
The second bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

DOWNSTAIRS SHOWER ROOM
w: 3.48m x l: 1.63m (w: 11' 5" x l: 5' 4")
With a three piece suite comprising a shower enclosure with wall mounted electric shower, wash hand basin with chrome mixer tap and a Low flush WC. There is also a chrome heated towel rail, ceiling light point and an obscure double glazed window to the front elevation.

FIRST FLOOR LANDING

With ceiling light point.

BEDROOM THREE
w: 3.76m x l: 2.57m (w: 12' 4" x l: 8' 5")
A third bedroom with a radiator, ceiling light point, internally built wardrobe and a double glazed window to the front elevation.

BEDROOM FOUR
w: 3.76m x l: 2.51m (w: 12' 4" x l: 8' 3")
A fourth double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM FIVE
The fifth and largest room of the property with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM SIX
w: 3.51m x l: 2.59m (w: 11' 6" x l: 8' 6")
The sixth and final bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

SHOWER ROOM
w: 2.46m x l: 1.68m (w: 8' 1" x l: 5' 6")
The second bathroom with a three piece suite comprising a corner shower enclosure with wall mounted electric shower, 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 front elevation.

OUTSIDE
Externally, the property has a front garden which has a slight incline with steps toward the front entrance door. To the rear of the property there is a rear courtyard style garden all low maintenance which is paved and provides plenty of room for outside seating and bin storage.

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
The property is being sold as a freehold. Currently being sold with six sitting tenants offering a fully occupied HMO.

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.

Breville
BRING IT HOME

FIRE SAFETY LOG

GROUND FLOOR
1148 sq.ft. (106.7 sq.m.) approx.

TOTAL FLOOR AREA : 2134 sq.ft. (198.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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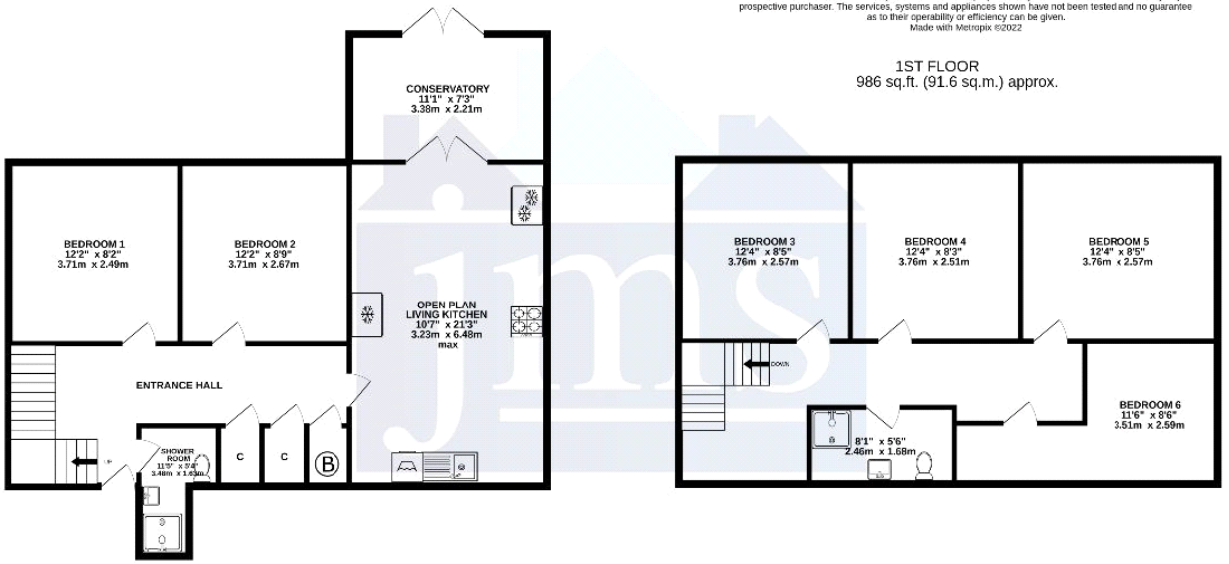
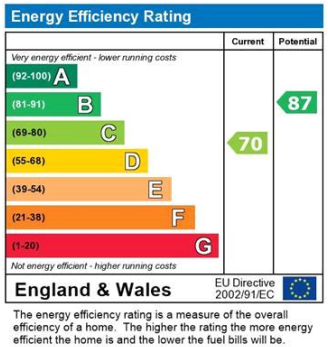
1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.





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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