



**38 John Street, Sutton-in-Ashfield,  
Nottinghamshire NG17 4EN**

**£130,000**

Tel: 0115 9680268



- Two Bedrooms & Attic Room
- Viewing Highly Recommended
- No Upward Chain
- Deceptively Spacious Throughout
- 26ft Living & Dining Room
- Recently Renovated

An immaculate & affordable step onto the property market. This perfect deceptively spacious home is ideal for those looking for their first home or those looking to add to a rental portfolio having been fully modernised throughout and also with the added bonus of a new boiler makes this two bedroom plus attic room traditional terraced house one that is simply not to be missed.

The deceptively spacious accommodation comprises an initial entrance hall offering a perfect space so you do not walk straight into the living room, a large 26ft living and dining room and an extended modern kitchen to the rear. To the first floor landing there are two generous bedrooms, modern family bathroom and stairs providing access into a substantial attic room.

Externally, the property stands toward the bottom of John Street in a quiet yet incredibly convenient location within walking distance to many amenities also offering plenty of space for on street parking. To the rear of the property there is a generous outside space which is low maintenance being paved and securely enclosed with walls to all sides making it a private space to sit and enjoy without any up keep.

#### **ENTRANCE HALL**

w: 0.91m x l: 0.94m (w: 3' x l: 3' 1")

With ceiling lighting and stairs rising to the first floor landing.

#### **OPEN PLAN LOUNGE & DINING**

w: 8.13m x l: 3.68m (w: 26' 8" x l: 12' 1")

A large 26ft reception room which was formally two that has been well planned to create an excellent amount of living space. Having split flooring between a sleek & stylish vinyl and new premium grade carpet. There is also radiators, ceiling lighting, double glazed windows to the front and rear elevations and door opening into the:

#### **KITCHEN**

w: 4.06m x l: 2.26m (w: 13' 4" x l: 7' 5")

A fully fitted kitchen fitted with an extensive range of base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. There is an integrated oven, four ring gas hob with wall mounted extractor fan over. Plumbing for a washing machine, space for a fridge/freezer, tiled splashbacks, ceiling lighting and double glazed windows and door onto the rear elevation.

#### **FIRST FLOOR LANDING**

w: 2.21m x l: 1.65m (w: 7' 3" x l: 5' 5")

With ceiling lighting, new carpet and stairs rising to the attic room.

#### **BEDROOM ONE**

w: 4.34m x l: 2.77m (w: 14' 3" x l: 9' 1")

A spacious double bedroom with internally built cupboard, radiator, new carpet, ceiling lighting and a double glazed window to the front elevation.

#### **BEDROOM TWO**

w: 3.66m x l: 1.85m (w: 12' x l: 6' 1")

A second generous bedroom with wall mounted recently fitted combi boiler, radiator, new carpet, ceiling lighting and a double glazed window to the rear elevation.

#### **BATHROOM**

w: 2.13m x l: 1.65m (w: 7' x l: 5' 5")

A well appointed modern bathroom having a three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling lighting, majority tiled walls and an obscure double glazed window to the rear elevation.

## **ATTIC ROOM**

w: 3.45m x l: 2.84m (w: 11' 4" x l: 9' 4")

A generous attic room with a radiator, ceiling lighting, internally built storage cupboard and a double glazed window to the front elevation.

## **OUTSIDE**

Externally, the property stands toward the bottom of John Street in a quiet yet incredibly convenient location within walking distance to many amenities also offering plenty of space for on street parking. To the rear of the property there is a generous outside space which is low maintenance being paved and securely enclosed with walls to all sides making it a private space to sit and enjoy without any up keep.

## **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.

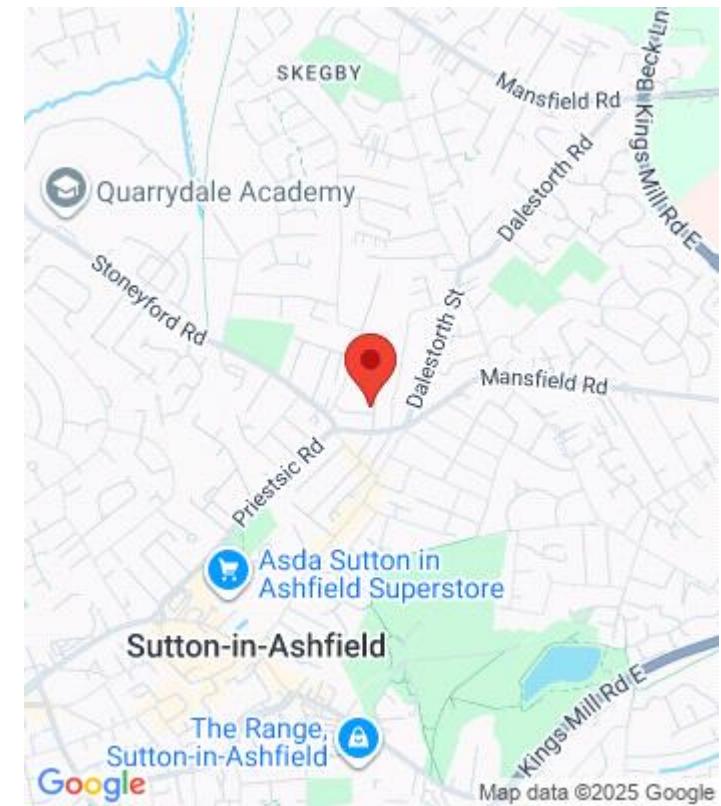
## **FIXTURES & FITTINGS**

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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