



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
21-30	F
31-40	E
41-50	D
51-60	C
61-70	B
71-80	A
81-90	A
91-100	A

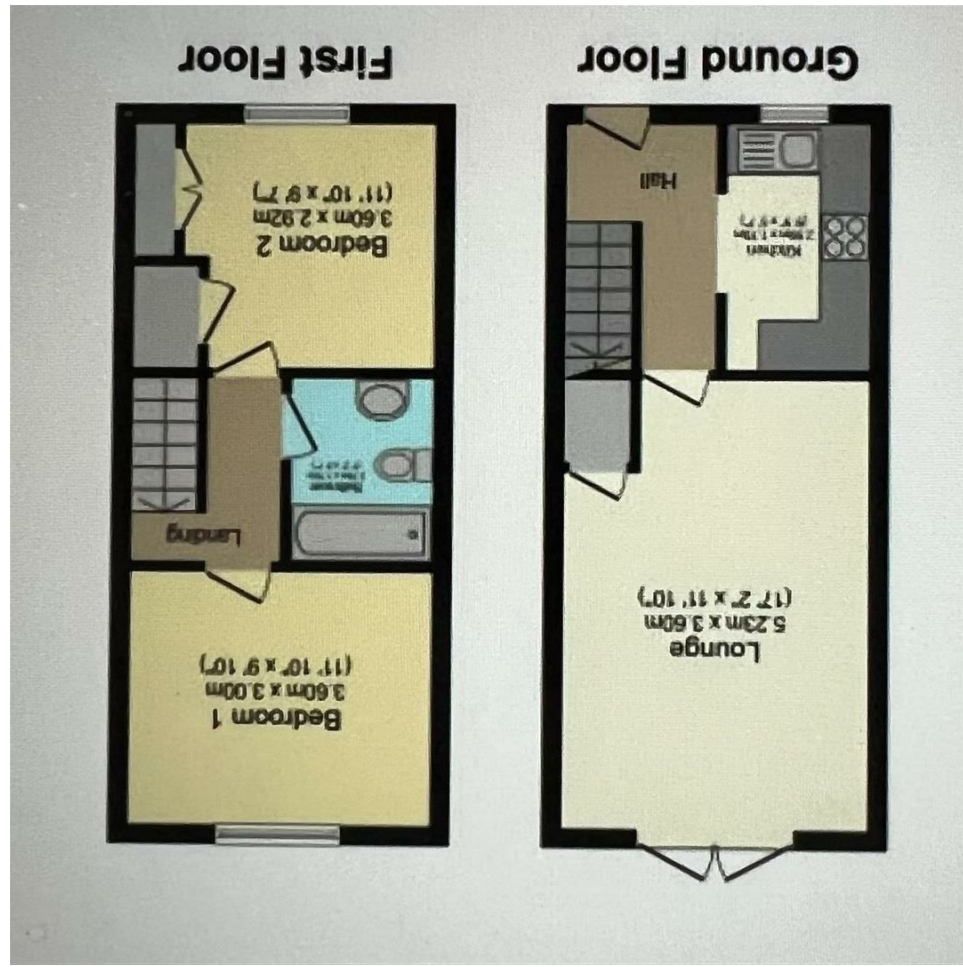
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John Sankey
 Estate Agents



26 Beechwood Grove, Sutton-In-Ashfield, Notts, NG17 3FU
 £135,000

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Beechwood Grove

Sutton-In-Ashfield

Welcome to Beechwood Grove, Sutton-In-Ashfield - a charming property that is sure to capture your heart! This delightful house boasts reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two delightful bedrooms, there's plenty of space to unwind and make lasting memories.

Situated in a sought-after and popular location, this property is ideal for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative buy-to-let opportunity. The family bathroom ensures convenience for all residents, while the dining kitchen provides a warm and inviting space to enjoy delicious meals together.

One of the standout features of this property is the off-street parking, offering you the convenience and peace of mind that your vehicle is secure. With no onward chain, this is your chance to make this house your home without any delays. Don't miss out on this fantastic opportunity to own a piece of paradise in Sutton-In-Ashfield.

Contact us today to arrange a viewing and experience the magic of Beechwood Grove for yourself.



How to find the property

Leave Mansfield via the A38 Sutton Road, at the traffic lights adjacent to the Sir John Cockle public house, turn right onto Skegby Lane, continue through the traffic lights adjacent to The Fox and Crown, then take the third left turn onto Greensfields then left again onto Beechwood Close.

Ground Floor

Entrance Hall

With a uPVC front door and side window making this a light and airy reception area, tiled floor and stairs rising to the first floor, opening to the kitchen and door through to the lounge.

Lounge

17'7" x 11'10"

With laminate floor, two storage heaters, uPVC double glazed french doors and side windows into the rear garden.

Kitchen

10'2" x 5'9"

Fitted with a range of wall and base units, cupboards and drawers, space for a fridge freezer and cooker, bowl and a half sink and drainer, plumbing for a washing machine, uPVC window to the front, opening into the entrance hall, plenty of cupboard spaces and storage.

First Floor

Stairs and Landing

With access to the loft and doors to the two bedrooms and family bathroom.

Bedroom No. 1

11'10" x 9'10"

With a storage heater and uPVC double glazed window to the rear.

Bedroom No. 2

11'10" x 9'7"

With a uPVC double glazed window to the front, fitted double wardrobe, storage heater and fitted single cupboard housing the cylinder but additional storage.

Outside

To the front of the property there is a block paved driveway providing off street parking.

The rear garden has a part pebbled and low maintenance area and is part laid to lawn.

Additional Information

Council Tax Band A

Standard Construction

Freehold

Mobile/Broadband Coverage Checker visit:

www.ofcom.org.uk then click mobile & broadband checker.

No onward chain

Potential buyers are to be made aware that the property heating system is electric heaters. There is no gas to the property.

Potential buyers must be aware that the property is electric storage heaters.

