



£650 Per Month

1 OXFORD STREET | | SUTTON-IN-ASHFIELD | NG17 2EG

**BuckleyBrown**  
ESTATE AGENTS

## STUNNING STARTER HOME!

This beautiful two bedroom end terrace has masses of potential to make the perfect family home. This property offers a neutral colour scheme with spacious rooms to ensure a relaxing and welcoming atmosphere.

Upon entering the house, you will be greeted with living rooms either side of you. Both living rooms feature a modern and cosy feel with space to make your perfect setting. The living room leads to the outstanding kitchen, where you can be sure to cook anything that you desire. Following on, you will find the exquisite grey marble bathroom which features jaw-dropping aspects.

The second floor of the property hosts two very spacious bedrooms that have a lovely, calming atmosphere upon entering.

This property will fly off the market, so do not hesitate to contact us today for a viewing!

Council Tax Band A







Ground Floor  
46 Sq.m/ 499.08 Sq.ft  
Approx.

First Floor  
32 Sq.m/ 345.75 Sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 80        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 55                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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