



Offers Over £110,000

MASON STREET | | SUTTON-IN-ASHFIELD | NG17 4HP

**BuckleyBrown**  
ESTATE AGENTS

MAKE IT YOUR OWN!...This two bedroomed terraced house has been well cared for throughout, with accommodation that is well proportioned and perfect to add your own stamp. Lets take a look inside..

Starting with the living room which accommodates for cosy nights in featured with a log burner fireplace. Moving through to the dining room you will find ample space to host dinner parties and enjoy food with the whole family. The kitchen hosts an array of matching wall, base and drawer units with essential integrated appliances. From here you will also gain access to the rear garden.

Upstairs also hosts two well proportioned bedrooms. To complete the accommodation, there is a four piece family suite.

Outside continues to impress with a well established garden to the rear! Don't miss out, call now to arrange a viewing!





**Living Room 12'9" x 14'7"**

Light and airy room with built in storage under the stairs and a window to the front elevation.

**Dining Room 12'9" x 12'0"**

Ample furniture space and a window to the rear elevation.

**Kitchen 6'5" x 13'6"**

Complete with a range of matching cabinetry and units, inset sink and drainer, integrated appliances and a window to the side elevation. Additionally, there is an external door to the side elevation.

**Office 7'8" x 8'9"**

Versatile space which currently lends itself as an office.

**Bedroom One 12'9" x 14'8"**

With a window to the front elevation.



**Bedroom Two 8'0" x 15'5"**

With built in wardrobe space and a window to the rear elevation.

**Bathroom 7'8" x 9'6"**

Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. With a window to the rear elevation.

**Outside**

Well established garden to the rear with lawn and patio seating areas, perfect for throughout the summer months.



Ground Floor  
43 Sq.mt / 462.84 Sq.ft  
Approx



First Floor  
51 Sq.mt / 548.95 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. Specially 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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