



Offers Over £140,000

CARNARVON ROAD | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2JQ

BuckleyBrown
ESTATE AGENTS

YOUR PERFECT FIRST HOME!.. We welcome you to this excellent two bedroom end terrace house positioned in the popular area of Huthwaite. This property has been fully renovated, perfect home for first time buyers. This is a great opportunity to move straight in. We can't wait to show you around!

Upon entry, you will be welcomed to the lovely living room. This room is light and airy with a window to the front elevation allowing a wealth of natural daylight to flow through. Next, you will be greeted with an open plan kitchen/diner which comes complete with a range of units and cabinetry, an inset sink, an integrated oven and not to mention the space for additional appliances, everything you need to cook meals! Just next door is an additional sitting room, this would make a perfect office or cinema room.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, From the landing, you'll discover two generous sized bedrooms, all of which offer a great deal of space and flexibility to add your own stamp. The bathroom hosts a hand wash basin, low flush WC, bath and separate shower. This property has been lovingly maintained and would make the perfect investment!

Heading outside, you will find an extensive lawn and paved seating area along with fence surround. There is also a private driveway to the front. If this is the one for you, don't miss out! Call today to book a viewing!

Call our team today to arrange a viewing!





Living Room 12'3" x 12'5"

With a built in cupboard and a window to the front elevation.

Kitchen/Dining Room 12'5" x 22'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the side elevation. There is also ample space for dining furniture.

Sitting Room 7'8" x 7'10"

Versatile room with a window to the side elevation.

Landing

With leading access to;

Bedroom One 12'5" x 12'5"

With carpeted flooring, central heating radiator and a window to the front elevation.



Bedroom Two 9'9" x 12'4"

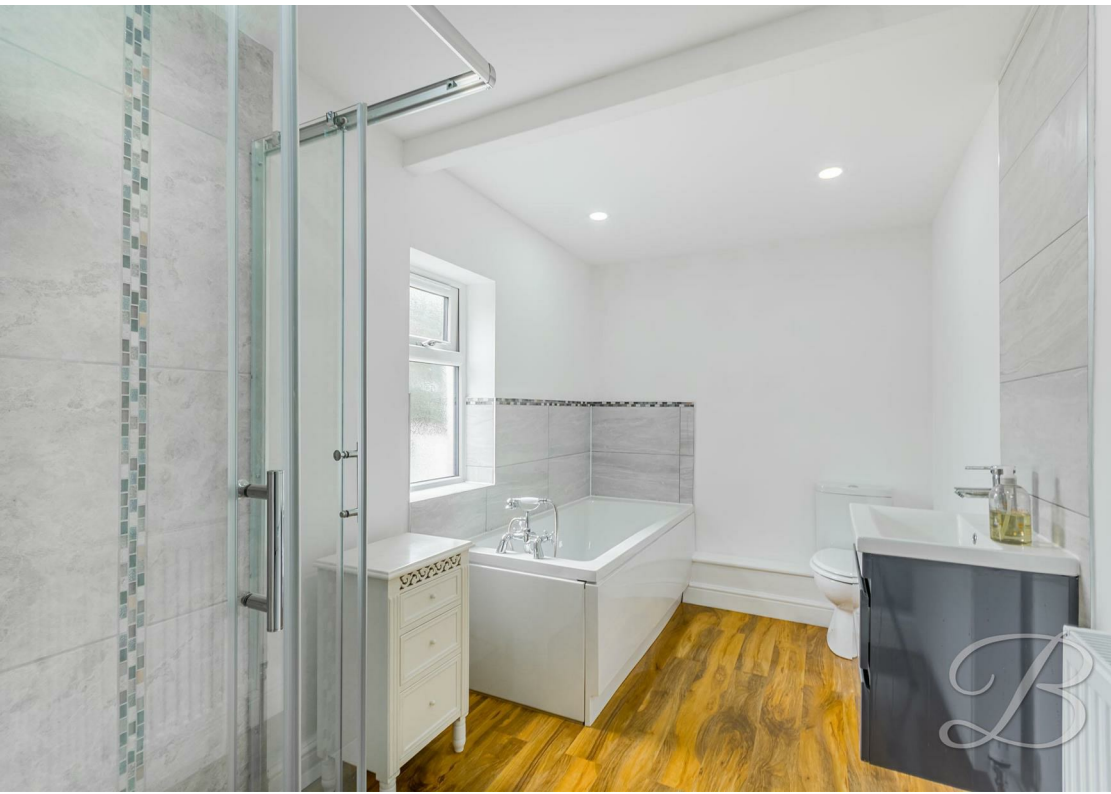
With carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'2" x 10'7"

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

Outside

To the front there is a spacious driveway allowing for ample off road parking. The rear garden is extensive with a well maintained lawn and a paved seating area.





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			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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