



£120,000 Freehold

13 ASHMORE AVENUE | | SUTTON-IN-ASHFIELD | NG17 2GU

BuckleyBrown
ESTATE AGENTS

*** TENANT MOVING OUT FOR SALES COMPLETION**

A GREAT OPPORTUNITY!...

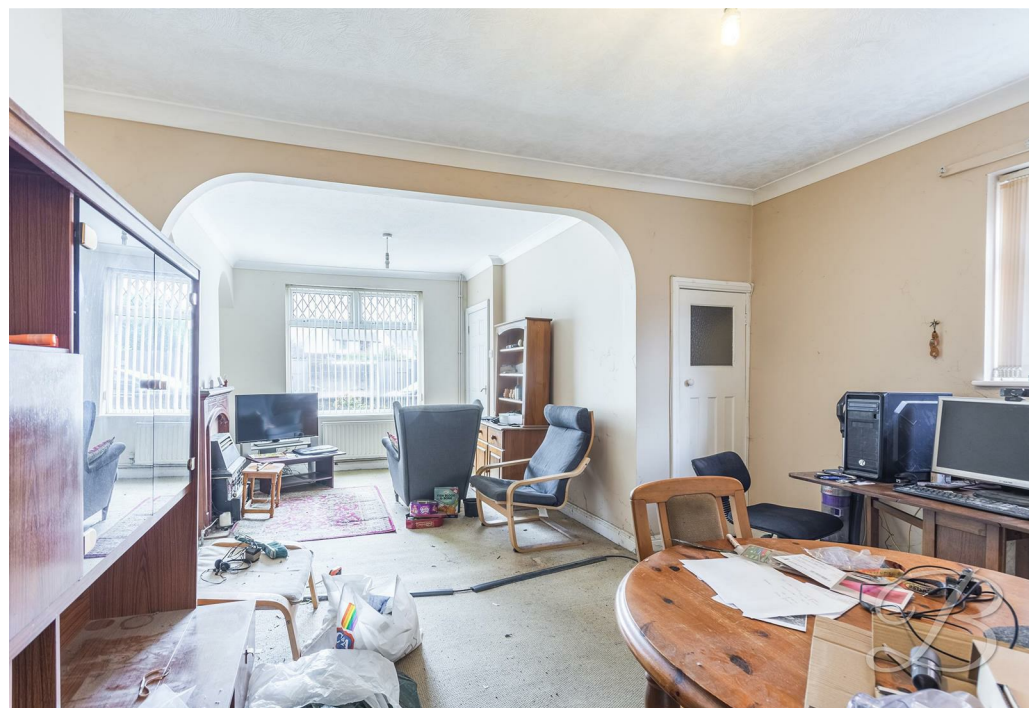
We are delighted to present this two-bedroom semi-detached home, ideally located in Sutton-in-Ashfield. With excellent schools, green spaces, and transport links nearby — including easy access to the A38 — the property offers both convenience and potential. The home will be sold with vacant possession on completion, making it an excellent choice for first-time buyers, downsizers, or investors.

Stepping inside, you are welcomed into a bright and inviting living room. A feature fireplace takes centre stage, creating a cosy focal point for relaxing evenings, while the open-plan layout flows seamlessly into the dining area, making it a perfect space for family meals or entertaining guests. The kitchen is fitted with practical units and worktops, providing a functional space for everyday cooking, and a door leads directly out to the garden, offering a handy link between indoor and outdoor living. Completing the ground floor is the bathroom, designed with convenience in mind.

Upstairs, the property offers two well-proportioned bedrooms, each filled with natural light and offering flexibility for use as comfortable sleeping spaces, a nursery, or even a home office.

Externally, the property features a low-maintenance frontage that enhances its kerb appeal. To the rear, the garden is laid to lawn and enclosed by fencing, providing a safe and private outdoor space for relaxing, gardening, or enjoying summer evenings.

Call today to arrange a viewing!!!





Living Room 10'5" x 11'1"

With carpeted flooring, feature fireplace and a window to the front elevation. With an open plan design through to the dining room.

Dining Room 11'2" x 14'0"

With carpeted flooring and a window to the side elevation.

Kitchen 8'2" x 9'3"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer and space for appliances. With a window and door to the rear elevation.

Bathroom 5'4" x 8'11"

Complete with a three piece suite including a bath with an over head shower, low flush

WC and a hand wash basin. With a window to the rear elevation.

Bedroom One 11'2" x 14'2"

With carpeted flooring and a window to the front elevation.

Bedroom Two 11'2" x 14'2"

With carpeted flooring and a window to the rear elevation.

Outside

Low maintenance front and rear garden.

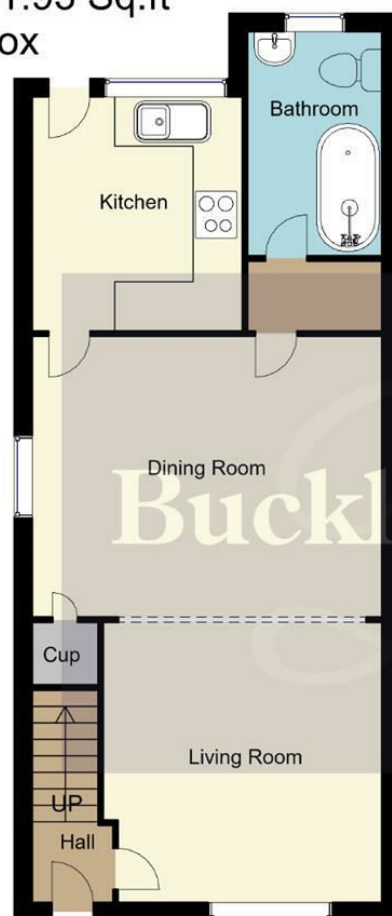
Agent Note

With an expected potential rental income of £775-795pcm (7.75-7.95% yield), subject to market conditions, and specification. **rental predictions and yields are not guaranteed and purely speculative.**

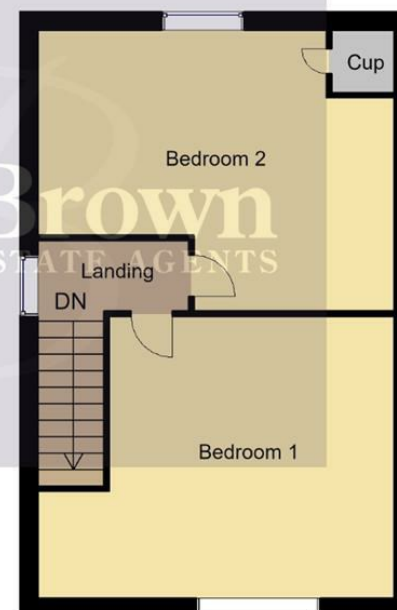




Ground Floor
49 Sq.m/ 531.93 Sq.ft
Approx



First Floor
35 Sq.m/ 375.56 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		85	
(81-91) B			
(69-80) C			
(55-68) D	67		
(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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