



£110,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!

Positioned on Ashmore Avenue in Sutton-In-Ashfield, this semi-detached house presents an excellent opportunity for those looking to create their dream home. The property offers a welcoming space that is ripe for personalisation. Let's see what's to offer...

The ground floor boasts a large open plan living/dining room which could be utilised to suit your needs. Followed by a practical kitchen with scope to modernise ready for cooking delicious meals with family and friends.

The first floor greets you with two well proportioned bedrooms, both offering a blank canvas to make your own. Just off the landing is a three piece bathroom suite for added convenience.

This property is not just a house; it is a chance to invest in a space that can be tailored to your specific tastes. With a little imagination and effort, this semi-detached home can become a delightful residence in a sought-after area. Whether that's as a family home or another property to add to your portfolio.

Call now to arrange a viewing!





Hall

With access into;

Living/Dining Room 14'0" x 22'9"

Open plan reception room with great versatility to utilise however you wish. Additional storage cupboard located under the stairs. Window to the front along with sliding doors opening onto the rear garden.

Kitchen 4'10" x 11'10"

Complete with a range of cabinets, worktops over and an inset sink with drainer. Further space and plumbing for a washing machine/tumble dryer and an oven. Window to the side.

Landing

Window to the side and leading access into;

Bedroom One 14'0" x 11'2"

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

Bedroom Two 7'9" x 11'2"

Carpeted flooring, central heating radiator and a window to the rear.

Bathroom 5'10" x 8'1"

Three piece suite including a hand wash basin, low flush Wc and a bath with an overhead shower. Window to the rear elevation.

Outside

Low maintenance frontage with a potential for off street parking. The rear garden hosts a small lawn, patio seating area and fence surround.








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