



22 Boughton Close
Sutton-In-Ashfield, NG17 4NJ
£140,000

- A TWO BEDROOM MID TOWN HOUSE
- DOUBLE GLAZING
- GARAGE IN SEPARATE BLOCK
- POSSIBLE RENTAL IN REGION OF £700PM TO £750PCM
- GAS CENTRAL HEATING (NEW COMBI BOILER)
- ENCLOSED REAR GARDEN
- IDEAL PROPERTY FOR FIRST TIME BUYER OF INVESTOR

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

From Mansfield town centre, proceed towards Sutton in Ashfield on the A38. At the junction of the A38 and Kings Mill Road East, take Mansfield Road (B6023) turning right onto Stoneyford Road turning right again onto Quarrydale Road and then bear left onto Dales Avenue before turning left onto Boughton Close where the property can be seen in front of you.

ACCOMMODATION COMPRISES

A path at the front of the property gives access to:

PORCH

3'11" x 2.95'3" (1.20m x .90m)

Part glazed UPVC door, opaque UPVC windows, meter cupboard and laminate floor to:

LIVING ROOM

13'8" x 11'7" (4.18m x 3.55m)

Laminate floor, coal effect gas fire (capped off) in wooden surround and tiled hearth, UPVC double glazed window to front elevation, stairs off to first floor, radiator, glazed wooden door to:

KITCHEN

13'8" x 9'3" (4.19m x 2.82m)

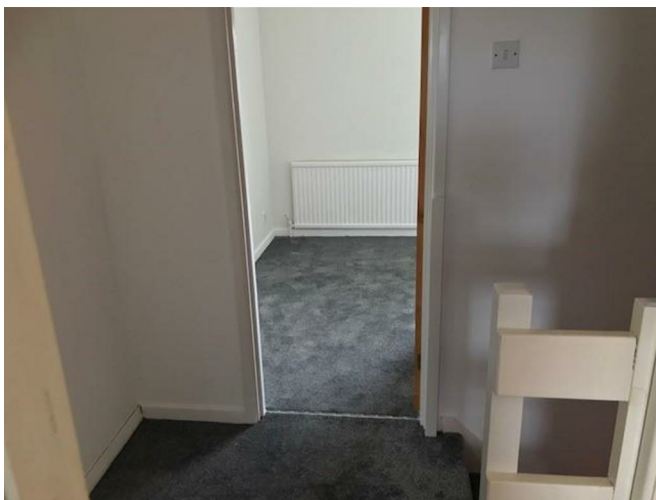
Vinyl floor, radiator, new wall mounted combi boiler, free standing electric cooker, wall and base units with roll edge worktops, spotlights, UPVC double glazed window to rear elevation and part glazed opaque UPVC door to rear garden



FIRST FLOOR

LANDING

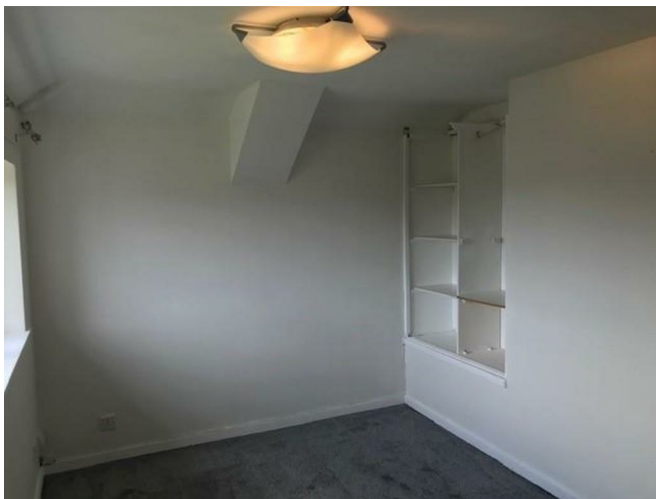
Newly fitted carpet to stairs and landing, loft access



BEDROOM ONE

13'8" x 8'6" (4.17m x 2.61m)

Newly fitted carpet, UPVC double glazed window to front elevation, radiator and built in storage shelving and rail



BEDROOM TWO

9'3" x 8'0" (2.83m x 2.46m)

Fitted carpet, radiator, UPVC double glazed window to rear elevation, built-in storage shelving and rail



BATHROOM

6'5" x 5'3" (1.98m x 1.61m)

A white three piece suite comprising bath with electric shower over, shower curtain rail, W/C, sink and pedestal, heated chrome towel rail, opaque UPVC double glazed window to rear, tiled walls and newly fitted carpet.

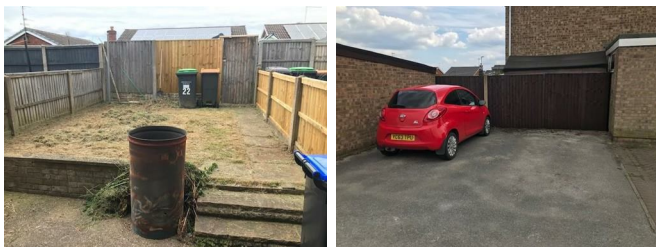


OUTSIDE

The front garden is mainly laid to lawn with path giving access to the property..

Whilst the enclosed rear garden has concrete seating area with steps up to the lawn and an access gate to a path leading to the garages and an allocated parking space

There is a garage situated in a block with up and over door.



Council tax band A (Ashfield District Council)

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS

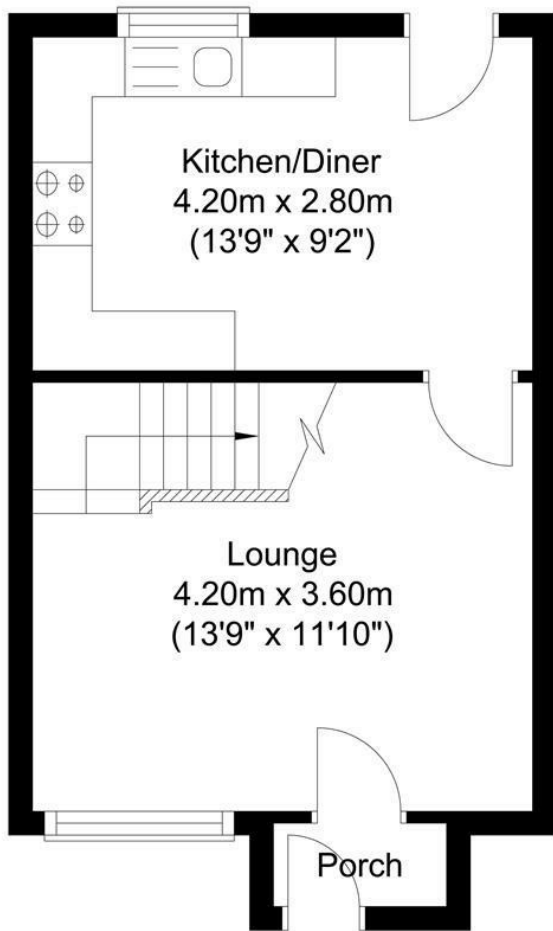
AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

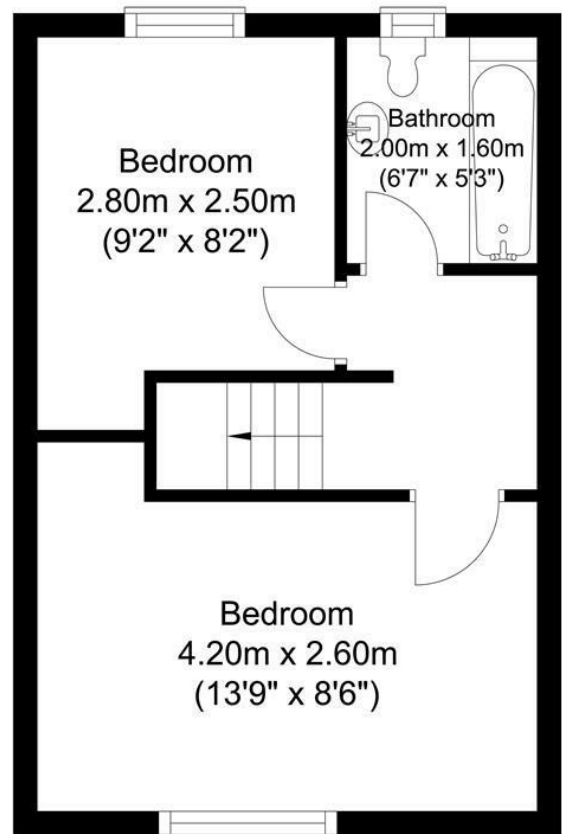
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5674/20.06.2024



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

