



57 Sotheby Avenue
Sutton-In-Ashfield, Nottinghamshire NG17 5JU
Offers Over £190,000

- A THREE BEDROOM SEMI-DETACHED HOUSE FAMILY HOUSE IN SOUGHT AFTER LOCATION
- GARAGE AND OFF-STREET PARKING
- IDEALLY SITUATED FOR THE LOCAL TRAIN STATION AND GOOD LINKS TO THE A38, M1 AND LOCAL SCHOOLS
- RECENTLY REFURBISHED PLAY AREA FOR CHILDREN NEARBY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED READ ENCLOSED REAR GARDEN
- A WELL-REGARDED AREA OF SUTTON IN ASHFIELD

VIEWING:

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

DIRECTIONS:

from Mansfield, take the A38 towards Sutton in Ashfield and then bear left onto Kings Mill Road East. Turn left at the lights onto Coxmoor Road (B6139) turning right onto Newark Road (B6022) then turn left onto Sotheby Road where the property can be found on the right-hand side of the road, identified by our "For Sale" sign.

ACCOMMODATION COMPRISES

An opaque, part-glazed UPVC door leads to:

HALL

Laminate floor and carpet, radiator, stairs off to first floor, under stair storage and through to:



KITCHEN

8'4" x 7'3" (2.55m x 2.21m)

Having wall and base units with roll edge granite effect worktops, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, UPVC double glazed window to side aspect and part glazed UPVC door to covered outhouse housing the boiler.



LOUNGE

25'11" (into bay) x 11'10" maximum (7.91m (into bay) x 3.61m maximum)

Fitted carpet, UPVC bay window to front elevation, gas fire with tiled hearth and feature surround,

aluminium patio doors giving access to rear garden



FIRST FLOOR

LANDING

Fitted carpet, opaque UPVC double glazed window to side aspect and loft access



BEDROOM ONE

13'9" (into bay) x 11'9" (4.21m (into bay) x 3.59m)

Radiator, fitted carpet, UPVC double glazed bay window to front elevation.



BEDROOM TWO

11'10" x 11'10" (3.63m x 3.62m)

Fitted carpet, radiator, UPVC double glazed window to rear aspect.



BEDROOM THREE

7'8" x 7'4" (2.34m x 2.25m)

Radiator, UPVC double glazed window to front elevation and fitted carpet.



OUTSIDE

To the front is mainly laid to lawn with drive to the garage and access to the entrance door
The rear is a good size and is, again, mainly laid to lawn being enclosed with a concrete seating area leading down steps to the lawn.



BATHROOM

7'4" maximum x 5'4" maximum (2.24m maximum x 1.64m maximum)

Bath with electric shower over, sink and pedestal, opaque UPVC double glazed window, storage cupboard, radiator, vinyl floor, ceramic tiled walls



SEPARATE WC

4'0" x 2'7" (1.22m x 0.81m)

Vinyl floor, W/C and opaque UPVC double glazed window

Council Tax Band – B (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

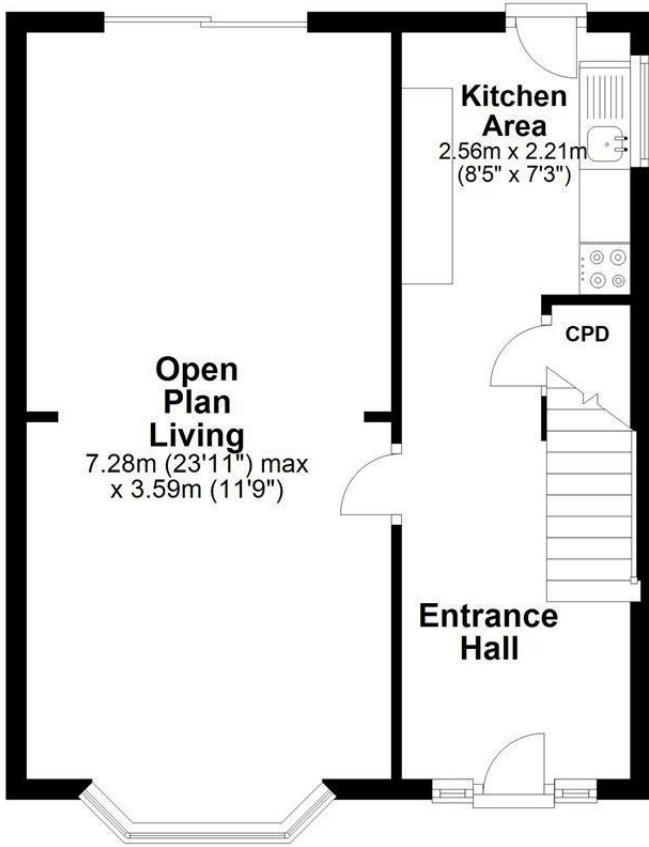
proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

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. MA5680/10.7.24

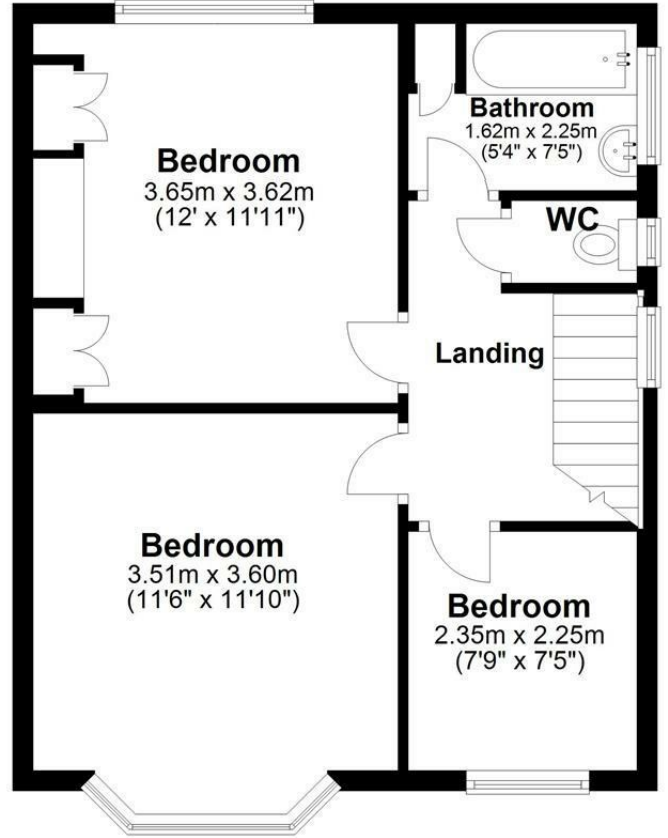
Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 87.4 sq. metres (941.1 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
EU Directive 2002/91/EC	

