



23 Sherwood Road
Sutton-In-Ashfield, Nottinghamshire NG17 1GU
£99,950

- TWO BEDROOM MID TERRACED HOUSE IN NEED OF SOME REFURBISHMENT
- DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING
- SEPARATE DINING ROOM AND KITCHEN
- OUTSIDE, THERE IS A REAR YARD WITH SEATING AREA
- GOOD ACCESS TO A38 AND M1 MOTORWAY
- IDEAL FOR FIRST-TIME BUYER OR INVESTOR
- LOUNGE AND INNER LOBBY
- TWO BEDROOMS AND BATHROOM TO THE FIRST FLOOR
- CLOSE TO SUTTON IN AHSFIELD TOWN CENTRE
- GAS SAFETY DATED JUNE 2024. ELECTRICAL INSTALLATION CONDITION REPORT DATED JANUARY 2022

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 Kirkby in Ashfield then at the junction with Kirkby Road and Sutton Road, turn right onto Kirkby Road turning right onto Sherwood Road after a short distance. The property is on the left-hand side of the road, clearly identified by our "For Sale" board.

ACCOMMODATION COMPRISES

Opaque part glazed UPVC entrance to door to:

LOUNGE

11'6" (maximum) x 11'4" (3.51m (maximum) x 3.47m)

Fitted carpet, radiator, UPVC double glazed window to front elevation, pine fire surround and granite effect hearth and through to:

INNER LOBBY

Giving access to cellar via wooden door and fitted carpet then through to:

DINING ROOM

12'3" x 11'5" (3.74m x 3.50m)

Radiator, fitted carpet, UPVC double glazed window to rear aspect, stairs off to first floor and through to:



KITCHEN

17'5" x 6'0" (5.33m x 1.85m)

Cream wall and base units, stainless steel sink and drainer with mixer tap, built-in oven and hob with stainless steel extractor over, vinyl floor, 2 x UPVC double glazed windows to rear aspect, and part opaque glazed UPVC door and side window giving access to the rear, radiator, plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted carpet and loft access

BEDROOM ONE

11'6" (maximum) x 11'3" (3.52m (maximum) x 3.45m)

Fitted carpet, UPVC double glazed window to front elevation, radiator, built-in wardrobe housing combi boiler



BEDROOM TWO

12'3" x 8'2" (maximum) (3.74m x 2.50m (maximum))

Radiator, fitted carpet, UPVC double glazed window to rear aspect.



BATHROOM

11'3" (maximum) x 6'3" (3.43m (maximum) x 1.91m)

White 3-piece suite comprising bath, W/C, sink and pedestal, chrome heated towel rail, vinyl floor, separate shower with tiled walls to the enclosure, electric shower, opaque UPVC double glazed window to rear aspect.



OUTSIDE

On-street parking, access to rear via secure gated alleyway. Rear garden is enclosed having concrete seating area, and outside tap.



The property is in 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. MA5696/22.08.2024

