



**98 Barker Street**  
**Huthwaite, Nottinghamshire NG17 2LH**  
**£125,000**

- A TWO BEDROOM END OF TERRACE, WITH SINGLE STOREY SIDE EXTENSION
- HALLWAY, LOUNGE WITH OPENING THROUGH TO THE DINING ROOM AND FITTED KITCHEN
- FULLY TILED BATHROOM WITH THREE PIECE SUITE AND MAINS SHOWER
- LOCATED AT THE END OF THIS CUL-DE-SAC, CLOSE TO THE LOCAL AMENITIES
- WALL MOUNTED COMBINATION BOILER AND UPVC DOUBLE GLAZING
- TO THE FIRST FLOOR THERE ARE TWO BEDROOMS, BOTH DOUBLE IN SIZE
- HARDSTANDING AREA TO THE SIDE AND ENCLOSED GARDEN TO THE REAR
- EXCELLENT LOCATION IN TERMS OF ACCESS TO THE M1 MOTORWAY AND A38

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield take the A38 Sutton Road and on the outskirts of the town, turn left onto Kingsmill Road East. After approximately three miles, take the right hand lanes and turn right onto Common Road. Continue straight over at the top of here, where it becomes Main Street. At the end of here, turn left onto Barker Street. The property is at the top, on the left hand side.

## ACCOMMODATION COMPRISES

### HALLWAY

Upvc front door, radiator and stairs rising to the first floor.

### LOUNGE

**11'5 x 11'2 (3.48m x 3.40m )**

UPVC double glazed front aspect, radiator and ornamental fireplace with marble hearth and insert. Cupboard housing the gas and electric meters and consumer unit. Opening through to the dining room.

### DINING ROOM

**12'2 x 11'5 (3.71m x 3.48m)**

Built in cloaks, radiator and UPVC door and window to the rear.



### KITCHEN

**11'8 x 7'10 (3.56m x 2.39m)**

Fitted base and eye level units, work surfaces and stainless steel sink unit and single drainer. Wall mounted combination boiler. UPVC front and rear aspect.

## FIRST FLOOR

## LANDING

Loft access. UPVC elevation.

### BEDROOM ONE

**12'2 x 11'5 (3.71m x 3.48m)**

UPVC double glazed rear elevation. Radiator.



### BEDROOM TWO

**11'4 x 11'2 (3.45m x 3.40m)**

Radiator. UPVC double glazed front elevation.



### BATHROOM

Comprising panelled bath, wash hand basin and WC. Mains shower, full tiling to the walls, radiator and UPVC obscure glaze.

### OUTSIDE

There is a small forecourt to the front of the property. There is then an enclosed garden to the rear.



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.**

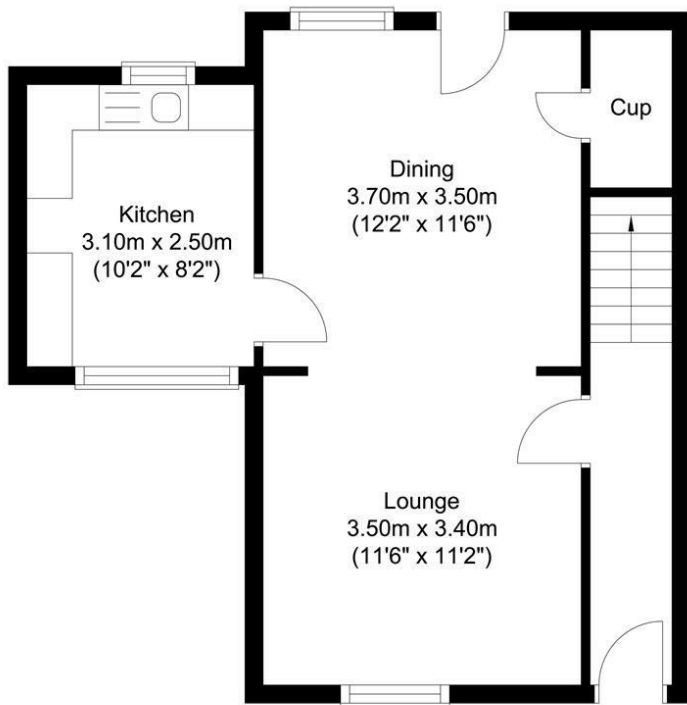
#### **MONEY LAUNDERING**

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.

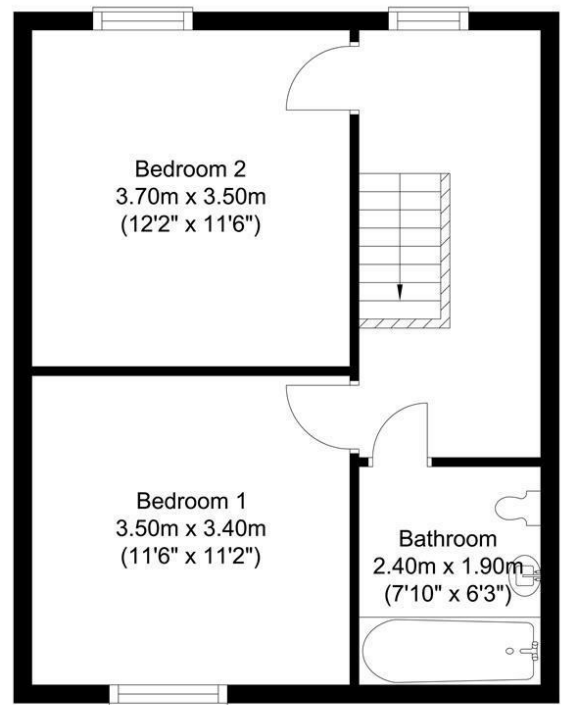
#### **AS WITH ALL OUR PROPERTIES**

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. MA5710/13.09.2024





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	77
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	77
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

