



Lime Avenue, Sutton-In-Ashfield NG17 4BS

welcome to

Lime Avenue, Sutton-In-Ashfield

- THREE BEDROOMS & LOFT ROOM
- SEMI DETACHED HOME
- DRIVEWAY & GARAGE
- BAY FRONTED
- WORKSHOP TO THE REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£220,000

Entrance Porch Entrance Hallway Dining Room

11' 11" x 11' 2" (3.63m x 3.40m)

Lounge

16' 10" x 10' 4" (5.13m x 3.15m)

Kitchen

13' 9" x 7' 10" (4.19m x 2.39m)

Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m)

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.67m)

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)

Family Bathroom

Loft Room

18' 3" Max x 13' 6" Max (5.56m Max x 4.11m Max)



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Property Ref:

KBY109745 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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