



**2 Greenbank Drive, Sutton-In-Ashfield NG17 2DY**  
**Offers Around £210,000**

**Bungalow with twin driveways creating ample parking for a caravan or motorhome. Enormous potential for the owner occupier or speculator.**

- Large, extended kitchen
- Comfortable lounge
- Garage with inspection pit
- Now vacant

### DESCRIPTION AND SITUATION

The sale of this bungalow will be of immediate interest to the owner occupier or speculator looking for a "property with potential".

The property has the benefit of an extension which creates a really large dining kitchen. There is a well proportioned lounge and three bedrooms making it suitable for family occupation or those in retirement and require enough space for visiting guests.

The property has the unusual advantage of twin driveways which will be of particular interest for those with several cars, a caravan or motorhome. A wider than average frontage increases natural privacy.

The property gains easy access into Sutton town centre with all of its facilities. It is now vacant. As such, early possession is readily available since there will be no "chain" forming above.

### ACCOMMODATION

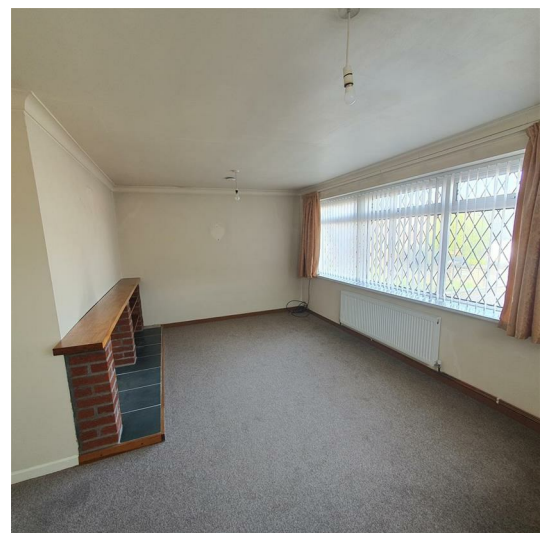
The main accommodation with approximate room sizes may be more fully described as follows:

#### ENTRANCE HALL

With central heating radiator and in built storage cupboard.

#### LOUNGE 18'4" x 12'4" (5.6 x 3.77)

Double glazed windows to two elevations, two central heating radiators. Decorative fireplace.

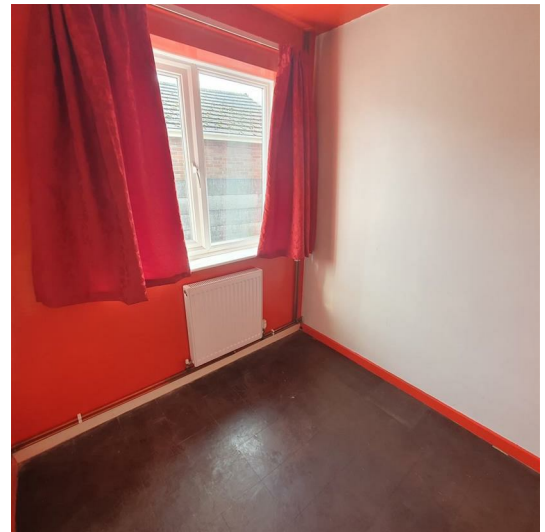


**EXTENDED DINING KITCHEN 10'7" x 17'5" (3.24 x 5.33)**

A nice large kitchen with ample space for a dining table. Stainless steel single drainer sink unit. Wall mounted gas condensing combination boiler. Central heating radiator. Double glazed windows to front and rear. Double glazed upvc door to rear gardens.

**BEDROOM 6'11" x 7'1" (2.12 x 2.16)**

Double glazed window and central heating radiator.



**BEDROOM 11'10" x 7'1" (3.62 x 2.16)**

Double glazed window and central heating radiator.

**BEDROOM 11'0" x 11'8" (3.36 x 3.58)**

Double glazed window and central heating radiator.

**BATHROOM/W.C**

Equipped with bath, wash hand basin and W.C.



**OUTSIDE**

The property boasts a wider than average frontage. To the left hand side, a wide concrete driveway provides ample off street parking for car/caravan/motorhome. The forecourt is mainly covered in gravel for ease of maintenance. To the right hand side, there is a concrete driveway providing further off street parking and this gives access to a larger than average, attached, brick built garage with inspection pit. There is a raised garden area at the rear.



**ADDITIONAL OUTSIDE PHOTOS****TENURE**

Freehold. Vacant possession on completion.

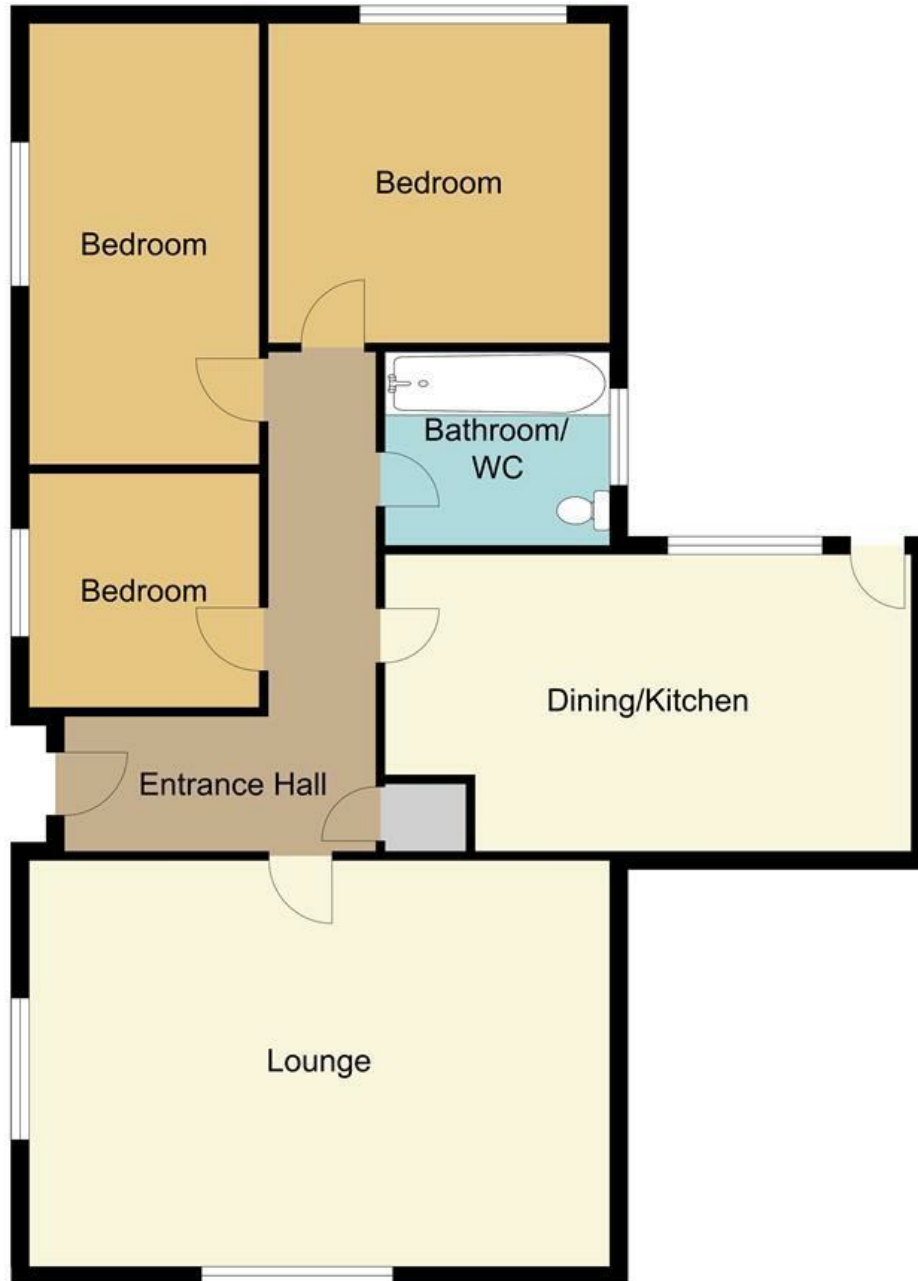
**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

**SERVICES**

All main services are available and connected. Drainage is to the main sewer. Greenbank Drive is repairable at the public expense.

## Greenbank Drive Sutton In Ashfield



### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	