



8 Stuart Street, Sutton in Ashfield NG17 5AQ

£129,950

A property with excellent potential for cosmetic refinement in order to add value offered at a fair and realistic price. Of immediate interest to the first time buyer/working couple with DIY skills.

- Garage at rear
- Large/extended dining kitchen
- Three excellent sized bedrooms
- Popular and convenient location
- Early viewing advised

DESCRIPTION AND SITUATION

The term "deceptive" is often over used in property sales but in the case of this particular home it certainly applies in its true sense. Whilst not immediately apparent from a mere passing glance, the property has the benefit of a single storey extension and this creates a really good sized dining kitchen. The property has a return frontage to Heathcote Court and this gives access to a good sized brick built garage in the rear gardens. Importantly, the property provides a much larger than average third bedroom and once a certain amount of refurbishment work is undertaken, this will be a lovely family home which will suit the growing household for many years to come.

The property has been generally well maintained by its owner. It is now ripe for profitable refinement to personal taste and gives the buyer the opportunity to create a home that meets their needs completely. It is offered at a very competitive price when due consideration is given to the values that refurbished properties of this calibre can be expected to command in today's market.

Stuart Street remains a popular, established residential location and is highly conveniently placed for easy access into the town centre with all of its facilities. It enjoys easy access to the main road network leading to the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 Motorway.

The property is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above. An early inspection is thoroughly recommended to avoid disappointment.

ACCOMMODATION

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

GROUND FLOOR:

ENTRANCE HALL

With staircase giving access to the first floor accommodation, door to the cellar that provides useful additional storage space. Archway giving access to:

DINING ROOM 13'6" x 12'4" (4.12 x 3.77)

Featuring a decorative brick fireplace. Double glazed window and central heating radiator.



LOUNGE 11'10" x 13'0" into bay (3.62 x 3.98 into bay)

Reconstituted stone chimney breast. Double glazed bay window and central heating radiator.

**EXTENDED DINING KITCHEN 18'3" x 8'3" (5.58 x 2.52)**

A really good sized dining kitchen equipped with base and wall mounted storage cupboards plus plenty of space for a dining table. Single drainer sink unit, four ring electric hob/oven, plumbing for washer, space for fridge. Central heating radiator. Ceramic floor tiling. Door to rear gardens.

**FIRST FLOOR:****LANDING**

With hatch to the roof space which contains the gas boiler.

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

With a run of fitted wardrobes providing ample hanging and storage space. Central heating radiator and double glazed window.



BEDROOM 9'10" x 10'9" (3.01 x 3.3)

In built wardrobe, double glazed window and central heating radiator.



BEDROOM 8'3" x 9'4" (2.52 x 2.85)

A really good sized third bedroom of very practical proportions with double glazed window and central heating radiator.



BATHROOM/W.C 7'11" x 6'5" (2.43 x 1.97)

Equipped with a corner bath with electric shower above, wash hand basin, W.C. Full height tiling to the walls. Ceramic floor tiling. Double glazed window and central heating radiator.



OUTSIDE

To the front of the property there is a shallow forecourt behind a brick built wall. The rear of the property there is a concrete yard. The rear gardens are level and mainly covered in gravel along with flower beds for ease of maintenance. There is a detached brick built garage with up and over door (2.84 x 5.73) access from Heathcote Court.

**GARAGE****TENURE**

Freehold. Vacant possession on completion.

VIEWING

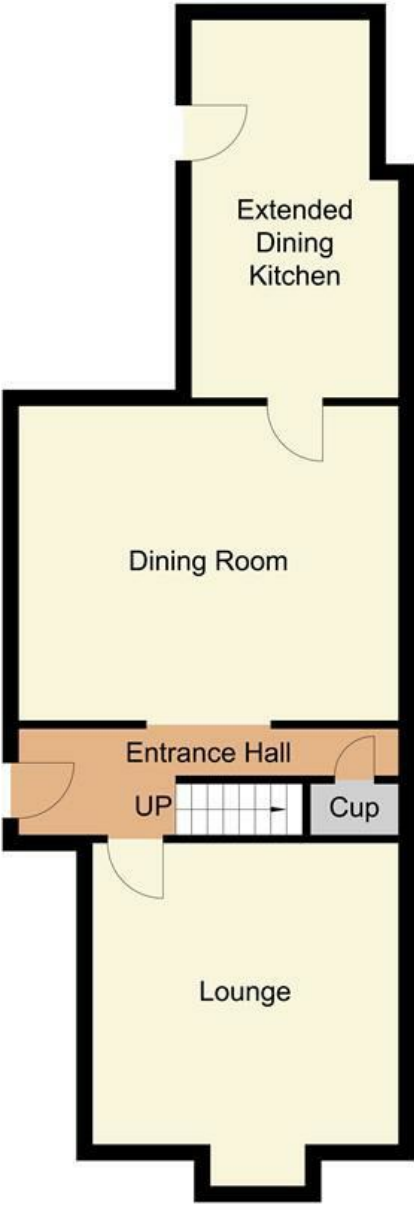
Arranged with pleasure by the Sole Selling Agents.

SERVICES

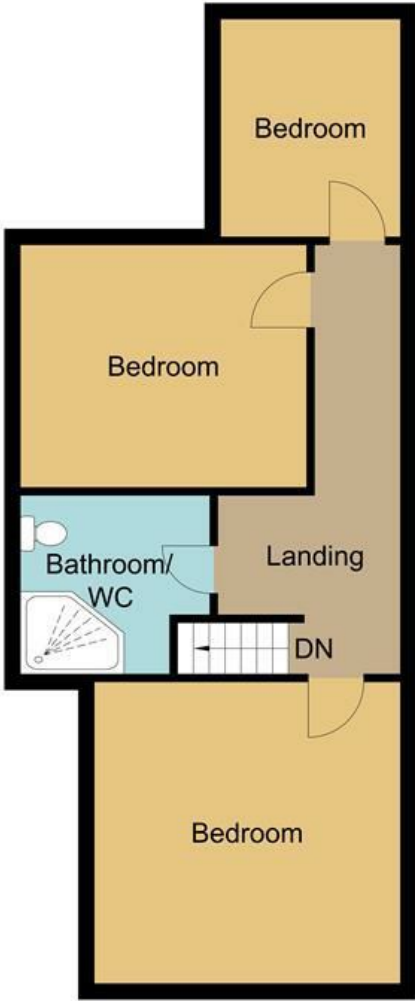
All main services are available and connected. Drainage is to the main sewer. Stuart Street is an adopted highway repairable at the public expense.

COUNCIL TAX - BAND

Stuart Street, Sutton In Ashfield



Ground Floor



First Floor

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs England & Wales		Very environmentally friendly - lower CO₂ emissions A (91-95) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not environmentally friendly - higher CO₂ emissions England & Wales	
Current	Potential	Current	Potential
	83		
	57		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	