



58 Alfred Street, Sutton in Ashfield NG17 4EQ

Offers Around £195,000

A much loved family home boasting a substantially wider than average plot offering potential to extend or create parking for a caravan/motorhome offered at a fair and reasonable price.

- POPULAR LOCATION
- COMFORTABLE LOUNGE
- GOOD SIZED THIRD BEDROOM
- LARGE GARAGE
- NOW VACANT

DESCRIPTION AND SITUATION

This much loved family home is now vacant and waiting for the younger household to enjoy it for years to come.

The property has the rare advantage of a substantially wider than average frontage which will be of particular interest to those with several vehicles, a caravan or motorhome. The width of the plot also provides excellent potential to extend the accommodation if needed.

The property is pleasantly situated in a popular and convenient location gaining easy access into Sutton in Ashfield town centre with all of its facilities.

The property provides comfortable living accommodation complemented by two double bedrooms and a good sized third bedroom. The garage is larger than average and is capable of being used as a utility room in addition to providing parking for a vehicle.

The property has been carefully maintained over the years. It is accepted that certain aspects of the internal specification are ripe for updating to personal taste but this has been very adequately reflected in the fair and reasonable asking price when due consideration is given to the values that fully modernised properties of this type will command in today's market.

The property is now vacant. As such, early possession is readily available, subject only to formal completion, since there will be no "chain" forming above. We have no hesitation in recommending an early inspection to fully appreciate what is on offer.

ACCOMMODATION

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

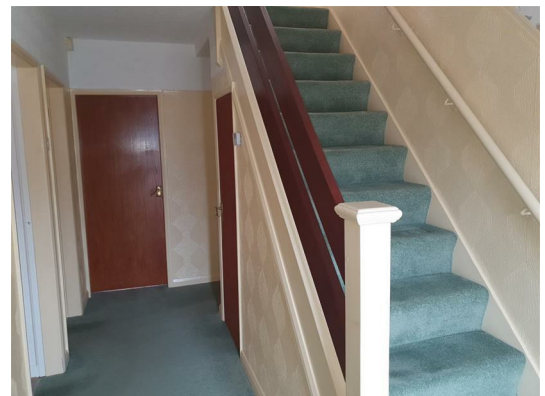
GROUND FLOOR;

FULLY ENCLOSED STORM PORCH



ENTRANCE HALL 6'8" x 15'8" (2.04m x 4.8m)

Staircase giving access to the first floor accommodation, central heating radiator and understairs storage cupboard.



LOUNGE 12'5" x 14'6" into bay (3.79m x 4.42m into bay)

Living flame gas fire set within a decorative stone fireplace. Double glazed UPVC bay window. Central heating radiator and coving to the ceiling.

**DINING KITCHEN 12'4" x 9'3" (3.77m x 2.82m)**

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, four ring gas hob/oven, plumbing for washer, integrated dishwasher, space for dining table. Double glazed window and central heating radiator.

**CLOAKROOM/WC 4'9" x 2'8" (1.46m x 0.82m)**

Equipped with low level WC and double glazed window.



FIRST FLOOR:

LANDING

With double glazed window.

**BEDROOM 12'4" x 14'4" into bay (3.76m x 4.38m into bay)**

A run of fitted wardrobes providing plenty of hanging and storage space. Double glazed bay window taking advantage of a relatively open aspect across the neighbourhood to the front. Central heating radiator and coving to the ceiling.

**BEDROOM 12'4" x 9'4" (3.76m x 2.85m)**

A run of fitted wardrobes providing hanging and storage space, wash hand basin, double glazed window and central heating radiator plus coving to the ceiling.



BEDROOM 6'7" x 8'10" (2.03m x 2.7m)

A usable third bedroom with double glazed window and central heating radiator.

**BATHROOM/WC 6'6" x 5'5" (1.99m x 1.66m)**

Equipped with a bath with electric shower and screen above, wash hand basin, WC. Full height tiling to the walls. Double glazed window and central heating radiator.



OUTSIDE:

The property boasts a substantially wider than average frontage extending to approximately 13.95m. The forecourt is partly paved and covered in gravel set behind a brick built wall. A double wrought iron gate gives access to a concrete driveway providing ample off street parking and giving access to the larger than average, brick built garage (2.52m x 7.18m) with personal door to the inner hallway and personal door to the rear gardens. To the right hand side of the garage there is a gravelled area that has potential to park additional vehicles. The rear gardens comprise a lawn with paved patio and there is a useful shed plus an integral boiler house containing the Baxi wall mounted gas condensing combination boiler.



ADDITIONAL OUTSIDE PHOTOS



OUTSIDE PHOTOS**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

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

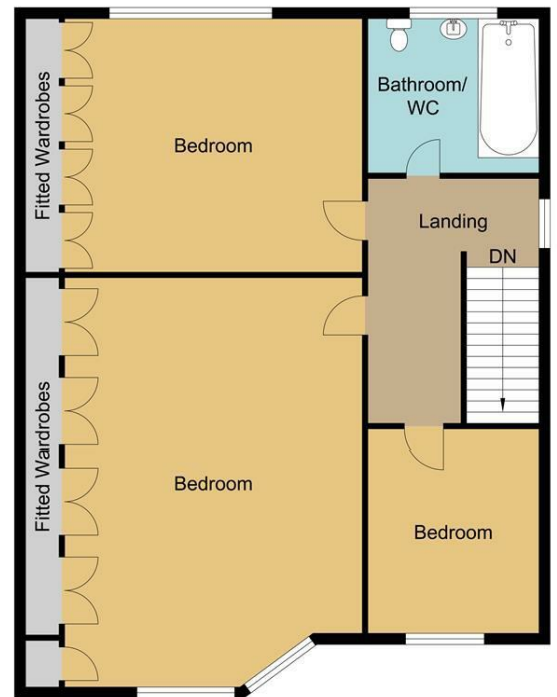
EPC RATING**COUNCIL TAX**

Local Authority is Ashfield District Council. The property is listed within Band B for Council Tax purposes.

Alfred 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

