



81 Stoneyford Road, Sutton in Ashfield NG17 2DL

Offers Around £200,000

ONE FOR THE BUILDER, SPECULATOR OR INVESTOR !

Substantially larger than average property with enormous potential !

- Requiring refurbishment
- Two large reception rooms
- Spacious kitchen plus ground floor shower room/W.C
- Three excellent bedrooms on upper two floors
- Large private garden
- Rear yard

DESCRIPTION AND SITUATION

This substantially larger than average, individual, three storey detached house is in need of modernisation and refurbishment but offers enormous potential to create a large, family home providing plenty of living space complemented by three double bedrooms on the upper two floors.

The property stands on a larger than average plot. The rear gardens enjoy a good degree of natural privacy. There is an attached garage providing vehicular access into the rear gardens where there is ample further parking/storage space. The property may, therefore, appeal to the local builder looking for property that can accommodate business and home.

The property is situated in a popular and convenient location in a non estate setting and gains excellent access into Sutton in Ashfield town centre with all of its facilities.

The property is being offered at a fair and realistic price when proper consideration is given to the value that a modernised property of this size can be expected to achieve in todays market.

ACCOMMODATION

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

ENCLOSED STORM PORCH**LOUNGE 12'9" x 14'7" into bay (3.91 x 4.47 into bay)**

Reconstituted stone fireplace, central heating radiator.

**LOBBY**

With door to cellar.

DINING ROOM 13'0" x 16'1" (3.97 x 4.92)

Living flame gas fire set within a decorative surround. Central heating radiator. Staircase giving access to the first floor accommodation.

**KITCHEN 29'11" x 7'11" (9.12 x 2.42)**

A larger than average kitchen equipped with single drainer sink unit, four ring gas hob/oven, plumbing for washer, central heating radiator and in built pantry.

**FURTHER LOBBY**

With central heating radiator. Open to:

SHOWER ROOM/W.C 9'1" x 5'9" (2.77 x 1.77)

Equipped with shower cubicle with electric shower, wash hand basin, W.C.
Full height tiling to the walls and ceramic floor tiles.

**REAR PORCH****FIRST FLOOR:****LANDING**

With staircase giving access to the second floor accommodation plus central heating radiator.

BEDROOM 16'8" x 12'2" (5.1 x 3.71)

A larger than average room with double glazed window and central heating radiator.



BEDROOM 10'0" x 10'2" (3.07 x 3.1)

Double glazed window overlooking the rear garden and central heating radiator.



BATHROOM/W.C 6'4" x 10'0" (1.95 x 3.06)

Equipped with a bath, wash hand basin, W.C. Central heating radiator. Cupboard containing the Baxi gas condensing combination boiler.



SECOND FLOOR:

BEDROOM 16'9" x 18'4" (5.12 x 5.61)

With central stairwell, Victorian cast iron fireplace and central heating radiator plus double glazed window.



OUTSIDE

To the front of the property a wide concrete driveway provides ample off street parking. There is a forecourt which could be adapted to create further parking if needed. A jennell gives access to the rear gardens. There is a larger than average garage of concrete sectional construction with mono pitched roof covered in tin sheets (8.23 x 3.58) with roller shutter door to the front and up and over door to the rear providing vehicular access into the back garden. The rear gardens comprise a large concrete yard. There is an attached brick built store (2.06 x 3.01). Beyond the yard there is a larger than average garden enjoying a good degree of natural privacy laid to lawn along with flower beds and a pond.



ADDITIONAL OUTSIDE PHOTOS



TENURE

Freehold. Vacant possession on completion.

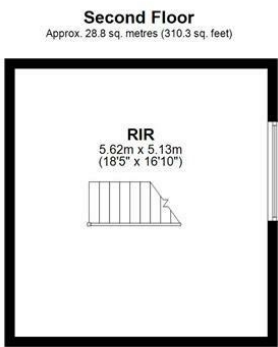
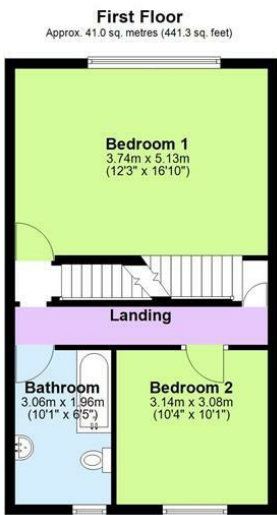
VIEWING

Arranged with pleasure by the sole selling agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer.

COUNCIL TAX BAND - C



Total area: approx. 133.8 sq. metres (1440.1 sq. feet)
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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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	