



**103 Martyn Avenue, Sutton-In-Ashfield NG17 5DH**

**Offers Around £120,000**

**A traditional semi detached home with excellent sized third bedroom, perfect for occupation by the growing household. No chain. Early viewing advised.**

- DINING KITCHEN
- COMFORTABLE LOUNGE
- AMPLE PARKING
- NO UPWARD CHAIN

## DESCRIPTION AND SITUATION

This traditional semi detached home will be of immediate interest to the growing family or first time buyer looking for a property that provides comfortable living accommodation complemented by three bedrooms of very practical proportions.

The property is found within a popular location and lies within easy reach of all of the facilities that Sutton in Ashfield has to offer.

The property has the benefit of a level, secure rear garden and a wide brick paved driveway provides ample off street parking at the front.

The property is offered for sale with no upwards chain. Consequently, early possession is readily available subject only to formal completion of sale. We have no hesitation in recommending an early inspection.

## ACCOMMODATION

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

### ENTRANCE HALL

With central heating radiator and staircase leading to the first floor accommodation.

### DINING KITCHEN 12'11" x 11'1" (3.94m x 3.38m)

Equipped with stainless steel single drainer sink unit, various storage cupboards, space for a dining table, wall mounted gas boiler. Wall mounted gas fire. Double glazed window and understairs storage cupboard.



### LOUNGE 15'6" x 12'0" (4.73m x 3.66m)

Electrical focal fire set within a decorative surround. Double glazed window and central heating radiator.



### REAR ENTRANCE VESTIBULE

### CLOAKROOM/WC

Equipped with low level WC.

### FIRST FLOOR:

### LANDING

**BEDROOM 13'0" x 11'1" (3.97m x 3.39m)**

With double glazed window and central heating radiator.

**BEDROOM 11'11" x 10'0" (3.64m x 3.06m)**

With double glazed window and central heating radiator.

**BEDROOM 12'1" x 8'3" (3.69m x 2.53m)**

An excellent sized third bedroom with central heating radiator and double glazed window.

**BATHROOM/WC 6'2" x 5'9" (1.88m x 1.77m)**

Equipped with a bath with electric shower above, wash hand basin and WC. Central heating radiator plus double glazed window.



**OUTSIDE:**

Five bar farm gate gives access to a brick paved driveway and this provides ample off street parking for several vehicles. The rear gardens comprise a concrete patio along with lawn and flowerbeds surrounded by fencing. There is a useful, attached, brick built store.

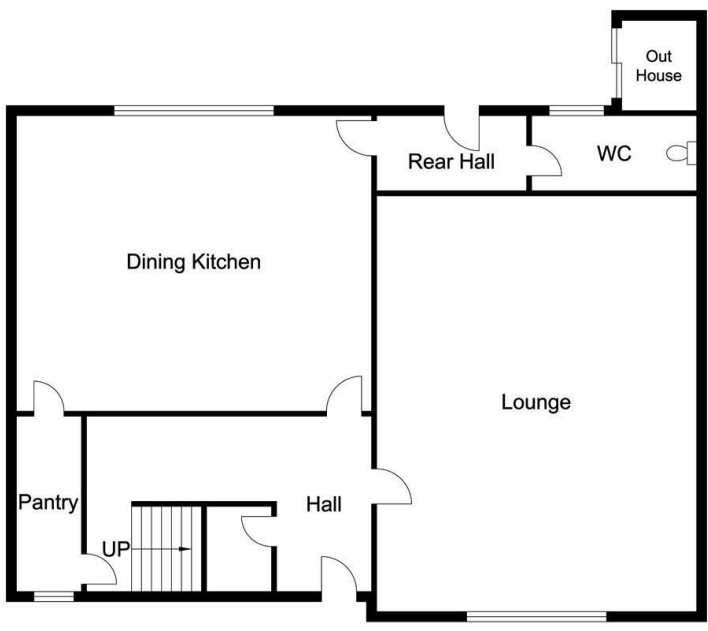
**TENURE**

Freehold with Vacant Possession upon completion.

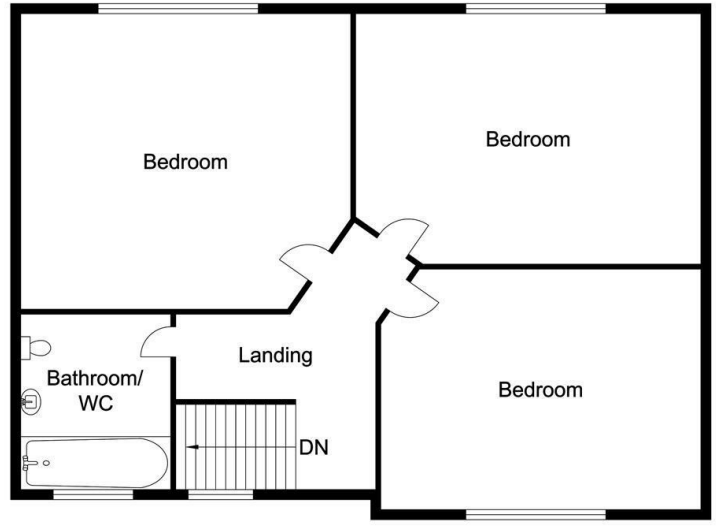
**VIEWING**

Arranged with pleasure via the sole selling agents.

### Martyn Avenue, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		63	
(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			78
(81-91) B			
(69-80) C		57	
(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		