



New Street
Huthwaite SUTTON-IN-ASHFIELD



New Street Huthwaite SUTTON-IN-ASHFIELD NG17 2LS

for sale guide price
£105,000



Property Description

* NO ONWARD CHAIN *
Guide price £105,000 - £110,000

Burchell Edwards are proud to present this fantastic opportunity located here on New Street in Huthwaite. This three bedroom mid terraced house has so much potential for anybody with a keen eye and has had a lot of large jobs completed, such as a new roof fitted 2 years ago, a new modern boiler installed and a partial rewire throughout.

In short, New Street is located on a quiet side street in Huthwaite, surrounded by local amenities, petrol stations and doctors surgeries. New street is also ideally situated within a close proximity to a main road giving direct access to the A38 and provides motorway access links.

Upon meeting the property you have a small frontage which separates the property from the street and upon entry you are met with a small integral entrance porch, two very generous reception rooms, a fully fitted kitchen with a utility at the back and the family bathroom, located on the ground floor.

On the first floor you have two large double bedrooms, with one having copboards for storage and the third bedroom is a generous space.

Towards the rear of the property is a low maintenance garden, fitted with a slabbed patio from the kitchen and the remaining being a veg patch. There are also two brick outhouses and a large pigeon shed, which will stay upon completion.

Front Elevation

Welcoming you to the property with a small frontage, set back from the street with a half brick wall boundary and gated access to the front UPVC door.

Entrance Porch

Upon entry you are met with a small integral

porch with carpeted flooring and a wooden door giving access to the lounge.

Lounge / Diner

13' 9" Into recess and chimney breast x 11' 8" Into recess (4.19m Into recess and chimney breast x 3.56m Into recess)

With carpeted flooring fit to complete and a DG UPVC window to the front, this versatile room has a great space and flows through to the second reception at the rear. Finished with a wall mounted radiator and access to the consumer unit.

Living Room / Diner

13' 9" Into chimney breast x 13' 1" (4.19m Into chimney breast x 3.99m)

This is another versatile space and can be utilised for either a living room or dining room. Being carpeted and having a DG UPVC window to the rear of the property, a wall mounted radiator and a gas fire. There is also an understairs storage cupboard.

Kitchen

7' 2" x 10' 2" (2.18m x 3.10m)

This fully fitted kitchen has matching wall and base units for storage, with worktops atop that incorporate a stainless steel sink and drainer with mixer taps and tiled splashbacks across. To the side elevation you have a large DG UPVC window as well as a UPVC door providing access to the rear garden. There is also a great space between the kitchen and bathroom which could be utilised as a utility.

Bathroom

Being located on the ground floor at the rear of the property is this three piece suite, fitted with a ceramic toilet and sink and a bath with mixer taps. The flooring is finished with laminate wood and the walls are half tiled for splashbacks. At the rear is a DG opaque UPVC window and to complete a wall mounted radiator.

Bedroom One

13' 9" Into chimney breast x 10' 5" (4.19m Into chimney breast x 3.17m)

This large double bedroom is a great space and has fitted cupboards included for storage. To the rear elevation is a large DG UPVC window and to complete, carpeted fit flooring and a wall mounted radiator. There are also freestanding wardrobes which can stay upon completion and should be considered when offering.

Bedroom Two

10' 8" x 11' 8" (3.25m x 3.56m)

Bedroom two is another generous sized bedroom being a double. Having carpeted flooring, a wall mounted radiator and a DG UPVC window to the front elevation.

Bedroom Three

6' 6" Max x 12' 1" (1.98m Max x 3.68m)

Bedroom three is deceptive in size and has the modern fitted boiler housed within the corner. The flooring has exposed wooden floorboards showcasing the authenticity of the property and a DG UPVC window to the front elevation. To complete is a wall mounted radiator.

Rear Garden

Upon exiting the kitchen from the side UPVC door you are met with a low maintenance garden which has a slabbed patio from the kitchen to the veg patch. There are 2 brick outhouses, a large wooden pigeon shed which can stay upon completion.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208303



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