





47 The Fieldings, Sutton-In-Ashfield

“Offers In The Region” £150,000 Freehold

THREE STOREY MID-TOWN HOUSE • THREE BEDROOMS WITH EN-SUITE TO PRINCIPLE BEDROOM • LOUNGE, DINING AREA & DOWNSTAIRS WC • NO UPWARD CHAIN, EPC RATING: C • PARKING & REAR GARDEN • INTERNAL RENOVATION REQUIRED, WITH HUGE POTENTIAL

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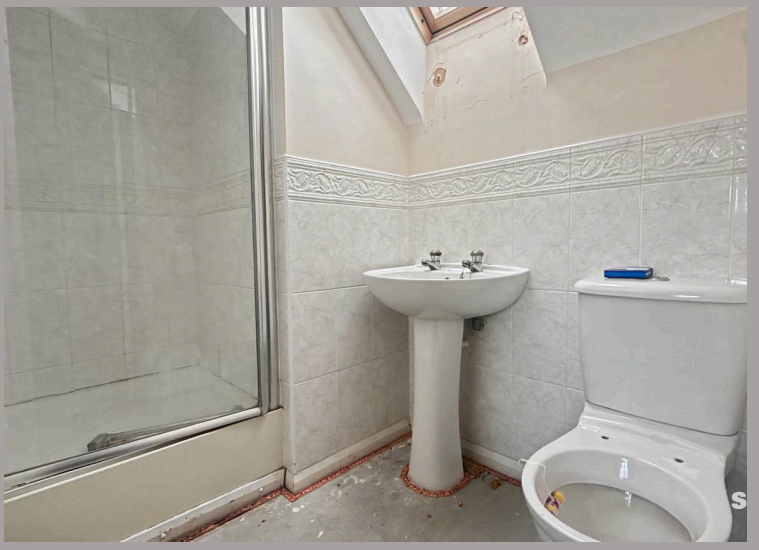
50 YEARS











Hallway
Accessed via a door to the front aspect, the entrance hall has stairs rising to the first floor, a central heating radiator and an internal door leading through to the lounge.

Lounge
15' 11" x 12' 1" (4.85m x 3.68m)
15'11" x 12'1" maximum: A spacious main reception room benefiting from laminate flooring and a UPVC double glazed window to the front aspect providing natural light. There is a fireplace creating a central focal point (not tested), together with a central heating radiator, TV point and ample power points. An internal door leads through to the dining area.

Dining Area
9' 7" x 8' 0" (2.92m x 2.44m)
The dining area provides space to comfortably accommodate a table and seating for four to six people, with laminate flooring continuing through from the lounge. UPVC double glazed French doors provide access to the rear garden, while an open archway leads into the kitchen. Further features include a central heating radiator, power points and access to the downstairs WC.

Kitchen
9' 6" x 7' 0" (2.90m x 2.13m)
The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a four-ring gas hob with oven beneath and extractor above, complemented by tiled splash backs. There is also a 1½ bowl sink and drainer unit with mixer tap, together with space and plumbing for a washing machine. A UPVC double glazed window overlooks the rear garden. The gas central heating boiler is located within the kitchen, although we have been advised that it is not currently working. The kitchen appliances have also not been tested.

Downstairs WC
Comprising a low flush WC and wash hand basin, together with a central heating radiator.

First Floor

Bedroom No 2
15' 7" x 8' 5" (4.75m x 2.57m)
A generously sized double bedroom benefiting from two UPVC double glazed windows to the rear aspect, providing plenty of natural light. The room also features a fitted wardrobe offering useful storage, together with two central heating radiators and power points.

Bathroom
Fitted with a three-piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath. The walls are partly tiled around the bath area, with a central heating radiator completing the room.

Bedroom No 3
10' 4" x 8' 9" (3.15m x 2.67m)
In our opinion, a well-proportioned third bedroom with a UPVC double glazed window to the front aspect providing natural light. Further features include a central heating radiator and power points.

Second Floor

Bedroom No 1
15' 7" x 13' 1" (4.75m x 3.99m)
15'7" maximum x 13'1": Occupying the second floor, the principal bedroom provides a good degree of privacy and benefits from fitted wardrobes offering useful storage. A UPVC double glazed window to the front aspect provides natural light, while further features include a central heating radiator, TV point and power points. An internal door leads to the en-suite.

En-Suite
The en-suite comprises a three-piece suite including a low flush WC, pedestal wash hand basin and mains-fed shower cubicle. We have been advised that the shower is not currently working and that there is a leak associated with the shower which will require repair. Further features include a central heating radiator and a Velux skylight window providing natural light.



Outside
To the front of the property, a driveway provides off-road parking for one vehicle, with gated access leading to the main entrance door. The rear garden has been arranged with low maintenance in mind and comprises a decked patio seating area leading to a slate-chipped garden space. Timber fencing provides enclosed boundaries.



Additional Information
Tenure: Freehold

Council Tax Band: C

(Ashfield District Council) Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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