



£200,000 Freehold

UNWIN ROAD | | SUTTON IN ASHIELD | NG17 4HT

BuckleyBrown
ESTATE AGENTS

READY FOR YOUR PERSONAL TOUCH. Situated in the sought-after area of Sutton-in-Ashfield, this semi-detached bungalow on Unwin Road presents a wonderful opportunity for buyers looking to put their own stamp on a home. Requiring a degree of modernisation, the property offers fantastic potential to create a stylish and comfortable living space tailored to your taste. Conveniently located within easy reach of local amenities and transport links, it is well suited to families, downsizers, and professionals alike.

Upon entering the home, you are greeted by a welcoming hall that leads to a bright and airy living room, perfect for relaxation and entertaining. The well-appointed kitchen and dining area provide a wonderful space for family meals and gatherings, while the adjoining conservatory invites an abundance of natural light, creating a serene atmosphere to enjoy throughout the year.

The property boasts two spacious bedrooms, each designed to provide a restful retreat. The shower room is tastefully finished, offering both style and functionality for everyday living. This home is perfect for those seeking a comfortable and inviting space to call their own, with the added benefit of scope for improvement.

Outside, the property features a lovely garden area, ideal for enjoying the fresh air or hosting summer barbecues, making this home a truly appealing option for prospective buyers or renters. Don't miss the opportunity to transform this charming bungalow into your new home.





Hall

Hallway leading to;

Kitchen/Dining Room 11'8" x 10'2"

Featuring vinyl flooring, matching wall and base cabinets, and ample worktop space for food preparation. There is space for appliances and a window to the side elevation providing natural light. The kitchen also offers access to the conservatory and plenty of room for your desired dining furniture.

Conservatory 15'5" x 5'6"

Conservatory with carpeted flooring, surrounding windows and door to the rear.

Living Room 14'10" x 11'10"

Carpeted flooring living room with feature fireplace, central heating radiator and window to the front elevation.

Bedroom One 12'7" x 11'10"

Spacious master bedroom with carpeted flooring, built in wardrobes, central heating radiator and window to the front elevation.

Bedroom Two 9'4" x 11'0"

Carpeted bedroom with central heating radiator, built in wardrobe and window to the rear elevation.

Shower Room 5'9" x 7'1"

Three piece shower room with shower, hand wash basin and low flush WC.

Garage 8'10" x 15'9"

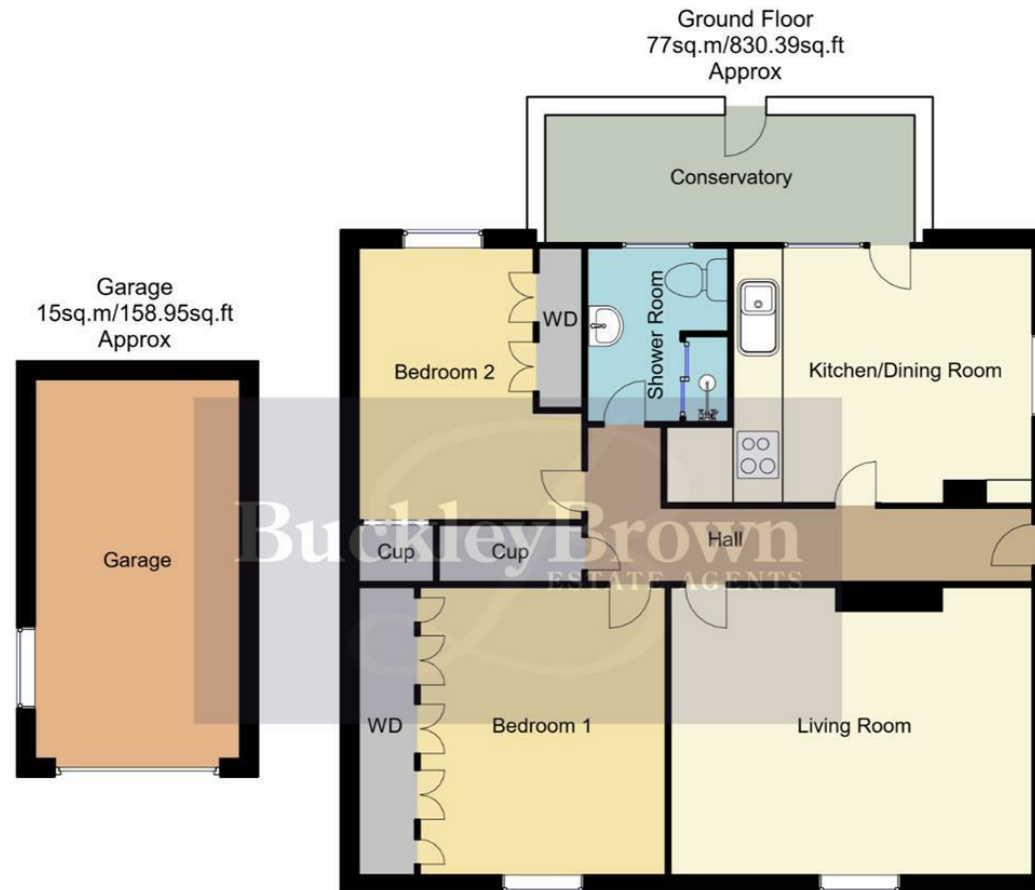
Garage with ample storage space.

Outside

To the front elevation, there is a driveway providing off-road parking for two vehicles,

along with a patioed front garden area for ease of maintenance. To the rear, you'll find a further patio area, ideal for outdoor seating and entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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