



**153 Sutton Road,
Huthwaite, Nottinghamshire NG17 2NF**

- A TERRACED PROPERTY WITH TWO BEDROOMS, PLUS ATTIC ROOM.
- GAS HEATING (COMBINATION BOILER) AND MAJORITY DOUBLE GLAZING.
- KITCHEN TO THE REAR AND LOBBY LEADING TO THE GROUND FLOOR BATHROOM.
- ENCLOSED FRONTAGE AND REAR GARDEN WITH ARTIFICIAL GRASS.
- REQUIRING A COURSE OF UPGRADING AND GENERAL MODERNISATION.
- ENTRANCE AREA PROVIDING ACCESS TO A LARGE LOUNGE/DINING ROOM.
- TWO BEDROOMS TO THE FIRST FLOOR AND ATTIC ROOM TO THE SECOND FLOOR.
- GOOD LOCATION CLOSE TO LOCAL AMENITIES AND JUNCTION 28 OF THE M1.

£100,000

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto Sutton Road, which then becomes Mansfield Road as you enter Sutton. Follow the road round to the right and then onto Priestsic Road. Head onto Lammas Road, then Huthwaite Road. This becomes Sutton Road in Huthwaite, and the property is on the right-hand side and can be identified by our for sale board.

ACCOMMODATION COMPRISSES

ENTRANCE AREA

UPVC front door and window. Radiator.

LOUNGE/DINING ROOM

27'9 x 11'4 (8.46m x 3.45m)

UPVC double glazed front aspect. Radiator and cupboard housing the meters and consumer unit (last inspected April 2020). Stairs rising to the first floor.

KITCHEN

11'4 x 9' (3.45m x 2.74m)

Base and eye level units, work surfaces and sink unit with drainer. Built in electric oven and separate hob (condition unknown). Radiator, UPVC rear door and UPVC side aspect.

INNER LOBBY

BATHROOM

Comprising bath, wash hand basin and WC. Radiator. UPVC window. Wall mounted combination boiler.

FIRST FLOOR

LANDING

BEDROOM ONE

11'9 x 11'6 (3.58m x 3.51m)

UPVC front elevation. Radiator.

BEDROOM TWO

12' x 7'7 (3.66m x 2.31m)

Double glazed rear aspect. Radiator. Built in cupboard.

SECOND FLOOR

ATTIC ROOM

11'8 x 10'5 (3.56m x 3.18m)

Radiator. Access to eaves space.

OUTSIDE

There is an enclosed frontage to the property. The rear garden has hardstanding and artificial grass.

The property is in council tax band A (Ashfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

MA5858/05.02.2026

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

