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£100,000

Chatsworth Street, Sutton-In-Ashfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"The property is presented in good overall condition and has been well maintained, while offering scope for a purchaser to carry out some internal improvements and personalise the accommodation to their own taste. This represents an excellent opportunity to create a home that meets modern preferences while adding further appeal."

- Jasmine, Valuer

# PACKED WITH POTENTIAL

***A solid foundation with plenty of potential, it's a property ready to be transformed into a fantastic family home.***

With spacious accommodation and a well-balanced layout, this three-bedroom mid-terraced home offers an excellent opportunity for those looking to undertake some modernisation.

# THE FINER DETAILS

***Offering spacious accommodation across three floors, the ground floor provides a practical layout with plenty of potential.***

The living room features a traditional fireplace, creating a cosy focal point, while the kitchen offers good space for everyday use and benefits from its own feature fireplace. To the rear, a useful porch provides access to the garden and is complemented by a convenient ground floor shower room.

The first floor offers two well-proportioned bedrooms, providing comfortable accommodation with scope for a purchaser to update and personalise over time. The second floor is home to a further bedroom, offering flexible accommodation that could suit a variety of needs, whether as a bedroom, home office, or hobby room.

The property also benefits from a useful cellar, providing excellent storage space and adding to the home's practicality.

Outside, the rear garden is generously sized and predominantly laid to lawn, with a seating area offering plenty of space to enjoy the outdoors or create a garden to suit your own tastes.

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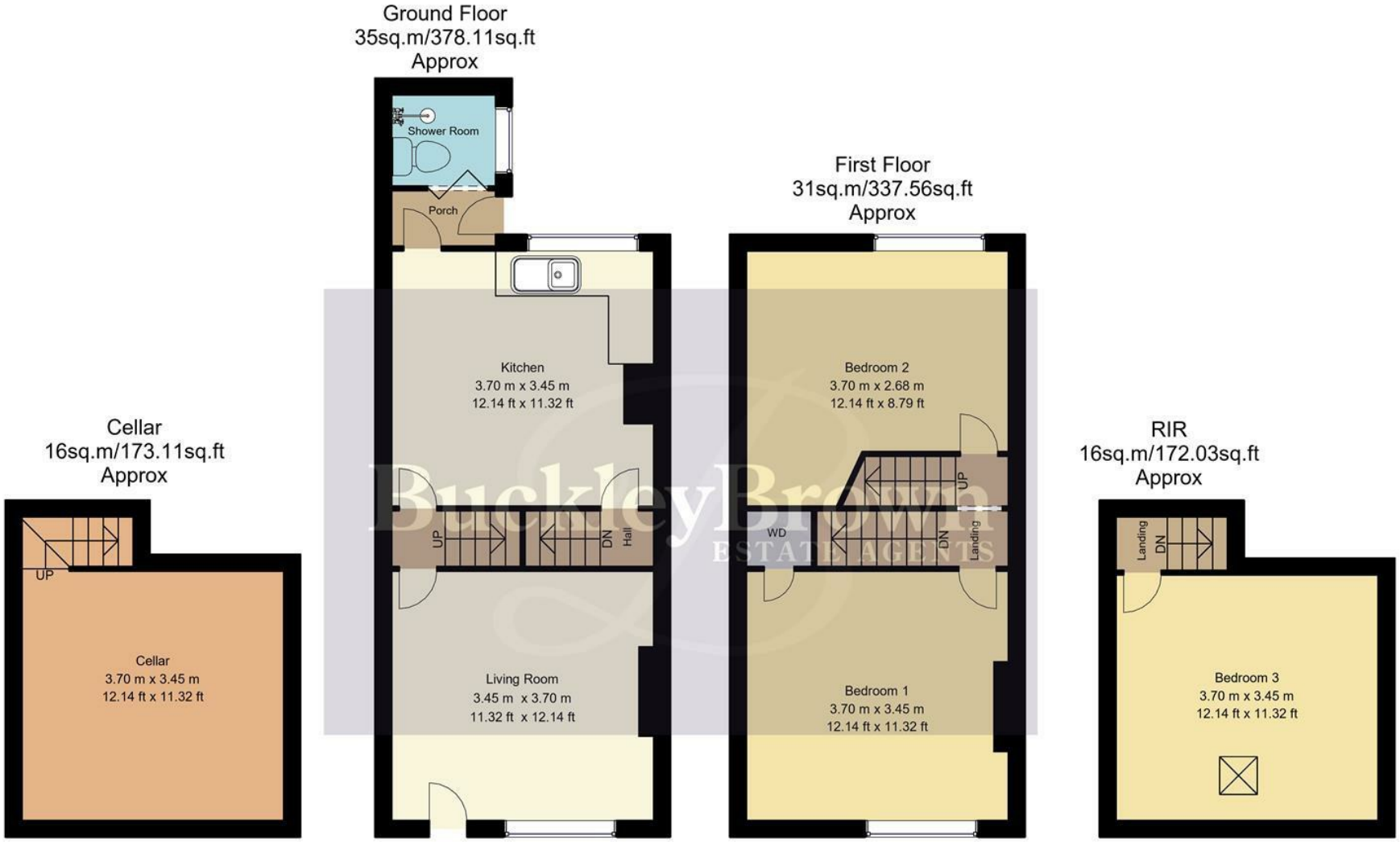
## LIFE IN SUTTON-IN-ASHFIELD

***Sutton-in-Ashfield is a thriving market town that offers an excellent range of amenities, making it a popular choice for families, professionals, and retirees alike.***

The town is home to a variety of supermarkets, independent shops, cafés, restaurants, schools, healthcare facilities, and leisure centres, ensuring everything you need is close at hand. With easy access to Mansfield, Nottingham, and the M1 via the A38, Sutton-in-Ashfield is also well placed for commuters.

For those who enjoy spending time outdoors, the area is surrounded by a wealth of green spaces and countryside. Brierley Forest Park, Kings Mill Reservoir, and the nearby Sherwood Forest provide excellent opportunities for walking, cycling, and family days out. Combined with a strong sense of community, good local schools, and excellent transport links, Sutton-in-Ashfield continues to be a highly desirable place to call home.

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# Key Features

**Spacious accommodation across three floors**

Ideal renovation project

Usefull cellar for ample storage

Generous rear garden

Ground floor shower room

Unique feature fireplaces

Size approximately 887 sq.ft

EPC Rating D

Council Tax Band A

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exceptional representation.

## Let's Chat.

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