



**38 Sotheby Avenue**  
**Sutton-In-Ashfield, Nottinghamshire NG17 5JX**  
**£195,000**

- A TRADITIONAL, BAY FRONTED THREE BEDROOMED SEMI-DETACHED.
- INCLUDES COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- KITCHEN, ADJACENT TO THE DINING ROOM, WITH POTENTIAL FOR OPEN PLAN.
- STORM CANOPY TO THE FRONT, ENCLOSED FRONT GARDEN AND DRIVEWAY.
- SOUGHT AFTER RESIDENTIAL LOCATION, CLOSE TO LOCAL AMENITIES.
- REQUIRING GENERAL UPGRADING, CONSISTENT WITH A PREVIOUSLY RENTAL.
- HALLWAY, LOUNGE WITH BAY WINDOW AND SEPARATE DINING ROOM.
- TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM AND BATHROOM.
- GOOD SIZED REAR GARDEN, NOT DIRECTLY OVERLOOKED FROM BEHIND.
- EXCELLENT TRANSPORT LINKS FOR THE A38 AND JUNCTIONS 28 & 29 OF THE M1.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

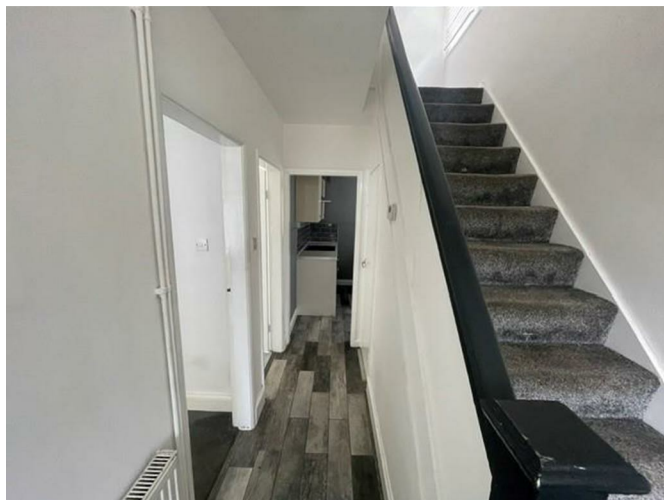
## DIRECTIONS:

from Mansfield town centre, head to Quarry Lane and continue straight on at the traffic lights. At the second roundabout, turn left onto Hamilton Road. Turn left onto Coxmoor Road, right onto Newark Road and left onto Searby Road. Follow the road round where it becomes Sotheby Avenue. The property is on the left-hand side.

## ACCOMODATION COMPRISES

### ENTRANCE HALL

UPVC front door, tiled flooring, radiator, under stair cupboard and stairs rising to the first floor.



### LOUNGE

**12'2" into bay x 11'11" (3.73m into bay x 3.64m )**

UPVC double glazed bay window to the front. Radiator.



### DINING ROOM

**13'0" into bay x 11'10" max (3.97m into bay x 3.63m max)**

UPVC double glazed bay window to the rear. Radiator.



### KITCHEN

**7'10" x 5'10" (2.4m x 1.8m)**

With base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, hob and cooker hood. Tiled floor, UPVC double glazed window and rear door.



## FIRST FLOOR

### LANDING

UPVC double glazed elevation. Loft access.

### BEDROOM ONE

**12'9" into bay x 10'11" max (3.91m into bay x 3.33m max)**

UPVC double glazed bay window to the front elevation. Radiator. Built in cupboard.



### **BEDROOM TWO**

**11'6" x 10'10" max (3.51m x 3.31m max)**

UPVC double glazed rear elevation. Radiator.



### **BEDROOM THREE**

**7'2" x 6'10" (2.19m x 2.09m)**

UPVC double glazed front elevation. Radiator.



### **BATHROOM**

White suite comprising bath with shower attachment, wall mounted sink unit and WC. Built in cupboard, chrome heated towel rail, obscure glaze window and part tiled walls.



### **OUTSIDE**

There is a low maintenance garden to the front and driveway. The rear garden has decking, artificial turf and gravelled area. There are two attached outbuildings, one with plumbing for a washing machine.



The property is in council tax band B (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. MA5898/04.06.26

