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GUIDE PRICE

£260,000

Sutton Road

Mansfield, NG18 5HR

PROPERTY SUMMARY

GUIDE PRICE - £260,000 to £270,000

This beautifully presented three-bedroom semi-detached property offers a high standard of accommodation throughout and has been well maintained by the current owners. The home has benefited from a number of improvements over recent years, including a modern boiler and radiator system, a replaced roof, and double glazed windows fitted throughout, all contributing to the comfort and efficiency of the property. Ideally located, the property is within close proximity to a range of local amenities, well-regarded schools, convenient transport links, and Kings Mill Hospital, making it an ideal purchase for families, professionals, and healthcare workers alike.

In brief, the accommodation comprises an entrance hall, a downstairs WC, a spacious lounge, and a well-proportioned kitchen/diner, providing excellent space for both everyday living and entertaining. To the first floor, the landing leads to three bedrooms and a family bathroom, offering practical and comfortable living space.

Externally, the property benefits from off-road parking to the front via a modern driveway, providing convenient parking for residents and visitors.

Call now to arrange a viewing!!

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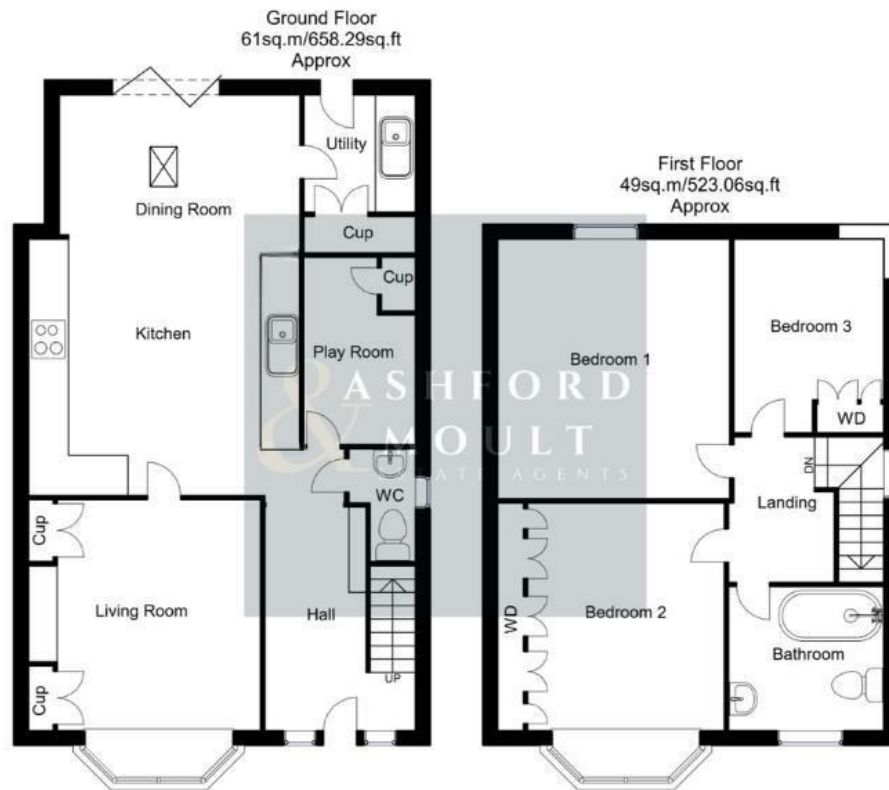


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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LOCAL AUTHORITY

TENURE
 Freehold

COUNCIL TAX BAND
 B

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

56 Main Street
 Calverton
 Nottinghamshire
 NG14 6FN

OFFICE DETAILS

01158 656675
 sales@ashfordandmoult.co.uk