



20 Brandreth Avenue, Sutton-in-Ashfield,
Nottinghamshire, NG17 2BY

Offers In The Region Of £165,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Three Bedrooms & Modern Bathroom
- Separate Lounge
- Gas Central Heating (New Combi Boiler)
- Large Rear Garden
- Recently Refurbished Throughout
- Modern Kitchen/Diner
- Redecorated & New Flooring
- Driveway & Detached Single Garage
- Established Suburban Location

We are pleased to present to the market this three bedroom semi detached house, offered to the market with the benefit of no upward chain.

The property has been recently refurbished to a high standard throughout to include a new modern kitchen and bathroom. The property has been redecorated and also includes a new combi boiler, new radiators and new flooring.

The layout of living accommodation comprises an entrance hall, lounge, kitchen/diner, side entrance lobby and downstairs WC. The first floor landing leads to three bedrooms and a fully tiled bathroom.

The property represents an ideal opportunity for professional couples, single occupiers and first time buyers looking for a good sized home in an established suburban location within close proximity to local facilities.

OUTSIDE

The property stands back behind a hedgerow boundary frontage with double gates opening onto a driveway. There is a low maintenance front garden laid to gravel and double gates to the side of the house provides access to the rear garden. To the rear of the property, there is a paved patio, large lawn and a detached single garage.

ENTRANCE HALL

10'5" x 6'0" (3.18m x 1.83m)

With radiator, vinyl floor, four ceiling spotlights and stairs to the first floor landing.

LOUNGE

14'10" x 10'5" (4.52m x 3.18m)

With radiator and double glazed window to the front elevation.

KITCHEN/DINER

16'5" x 10'2" (5.00m x 3.10m)

Having wall cupboards, base units and drawers with worktops above with matching upstands. Inset 1 1/2 stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring electric hob and stainless steel extractor hood above. Space for a fridge/freezer. Space and plumbing for a dishwasher and washing machine. Space for a tumble dryer. Cupboard housing the gas fired Baxi combi boiler. Radiator, twelve ceiling spotlights, vinyl floor and double glazed window to the rear elevation.

SIDE LOBBY

With understairs storage cupboard, vinyl floor and obscure double glazed side entrance door.

DOWNSTAIRS WC

5'3" x 4'1" (1.60m x 1.24m)

Having a low flush WC. Wall hung wash hand with mixer tap. Vinyl floor, consumer unit and electricity meter and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

With built-in storage cupboard, loft hatch and obscure double glazed window to the side elevation.

BEDROOM 1

12'0" x 10'5" (3.66m x 3.18m)

With three double power points, radiator and double glazed window to rear elevation.

BEDROOM 2

11'1" x 10'5" (3.38m x 3.18m)

With radiator, three double power points and double glazed window to the front elevation.

BEDROOM 3

9'9" x 7'4" (2.97m x 2.24m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

8'7" x 5'5" (2.62m x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with electric Mira rainfall shower and additional shower handset. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. High quality tiled walls, tiled floor, four ceiling spotlights, extractor fan, heated towel rail and two obscure double glazed windows to the side and rear elevations.

DETACHED SINGLE GARAGE

15'8" x 9'4" (4.78m x 2.84m)

With window and door to the side elevation. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

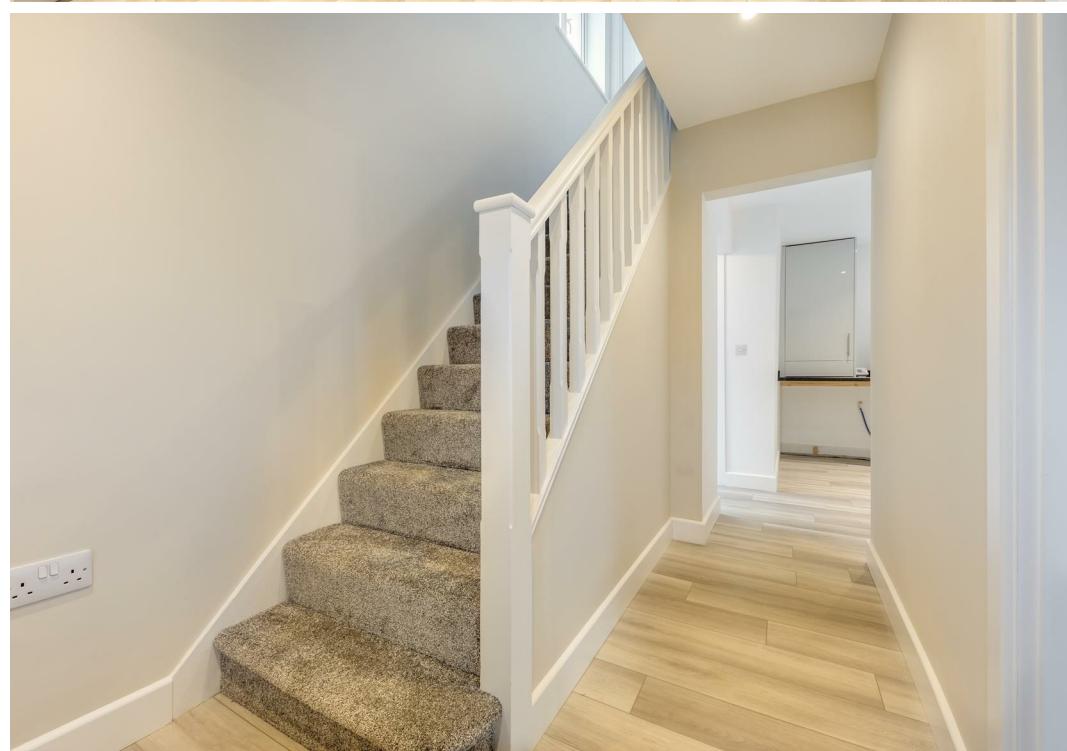
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

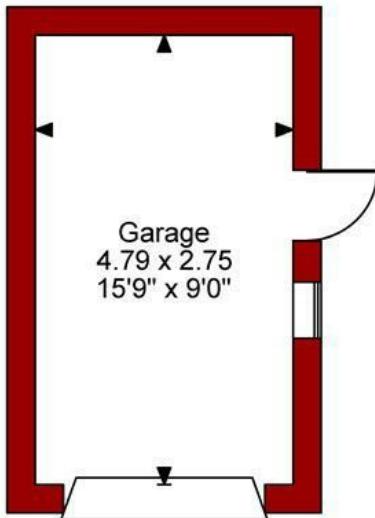




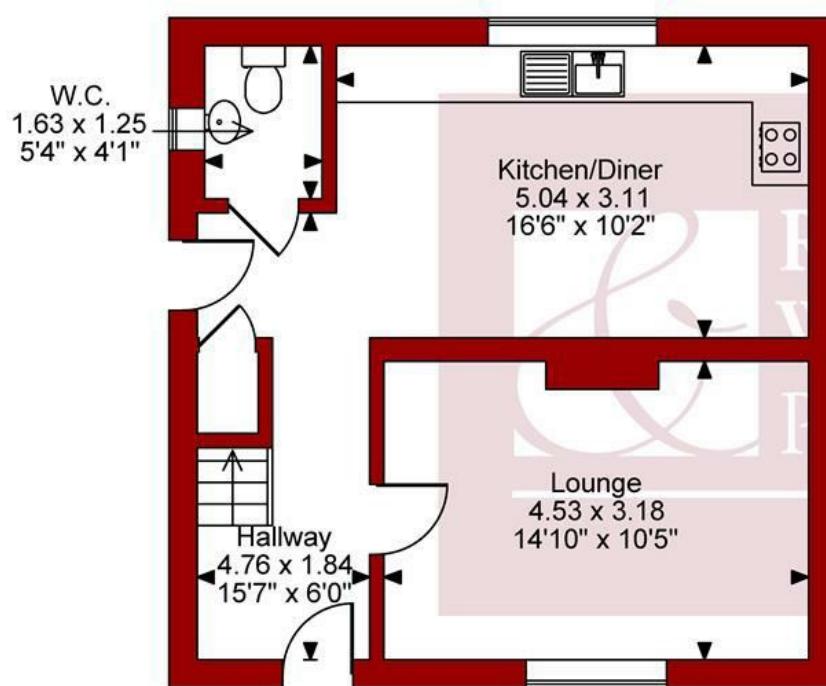




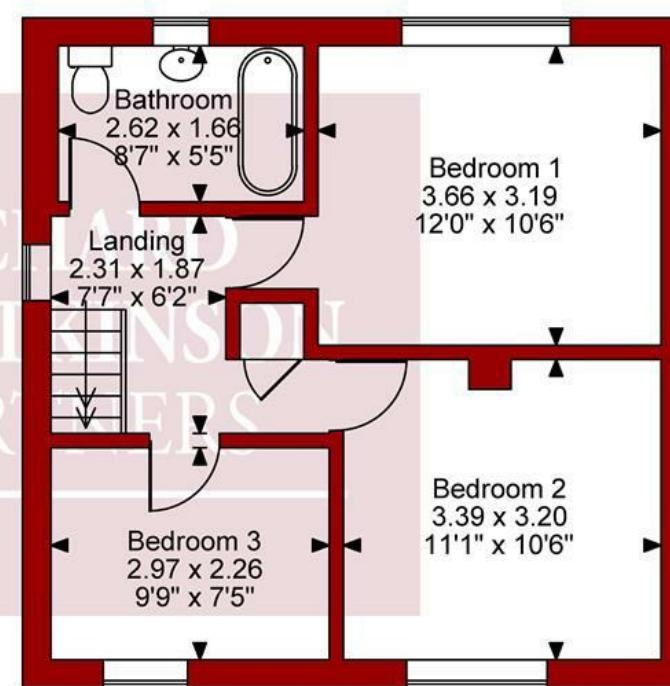




Brandreth Avenue, Sutton-in-Ashfield
Approximate Gross Internal Area
Main House = 85 SQ M/914 SQ FT
Garage = 13 SQ M/142 SQ FT
Total = 98 SQ M/1056 SQ FT



Ground Floor



First Floor

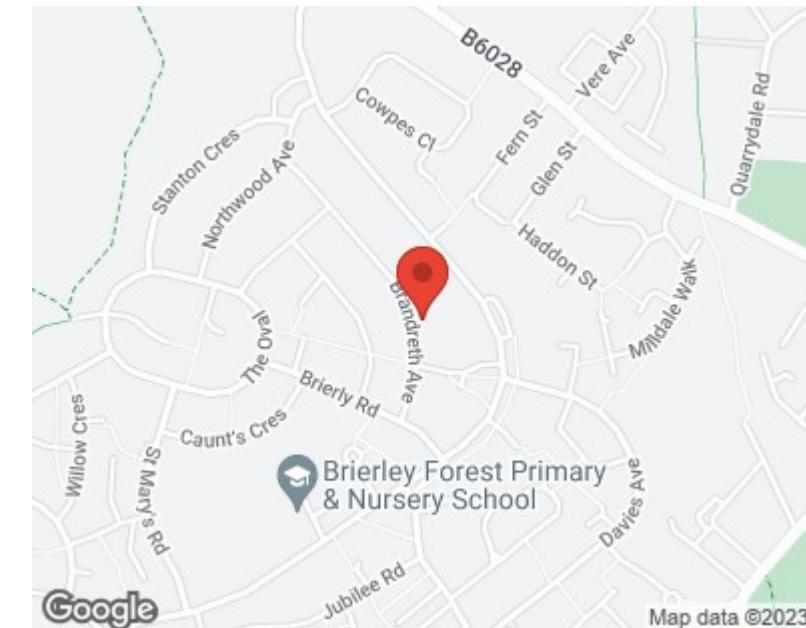
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

