

HoldenCopley

PREPARE TO BE MOVED

Forest Road, Sutton-In-Ashfield, Nottinghamshire NG17 3BB

Guide Price £200,000

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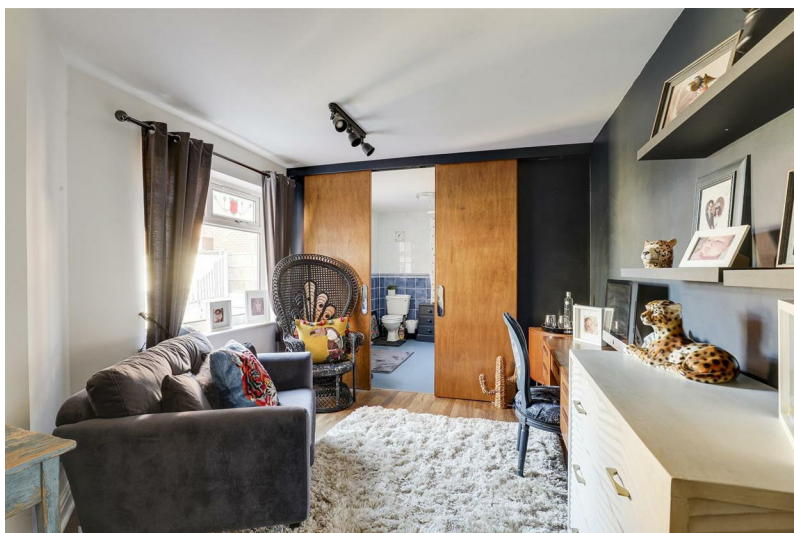


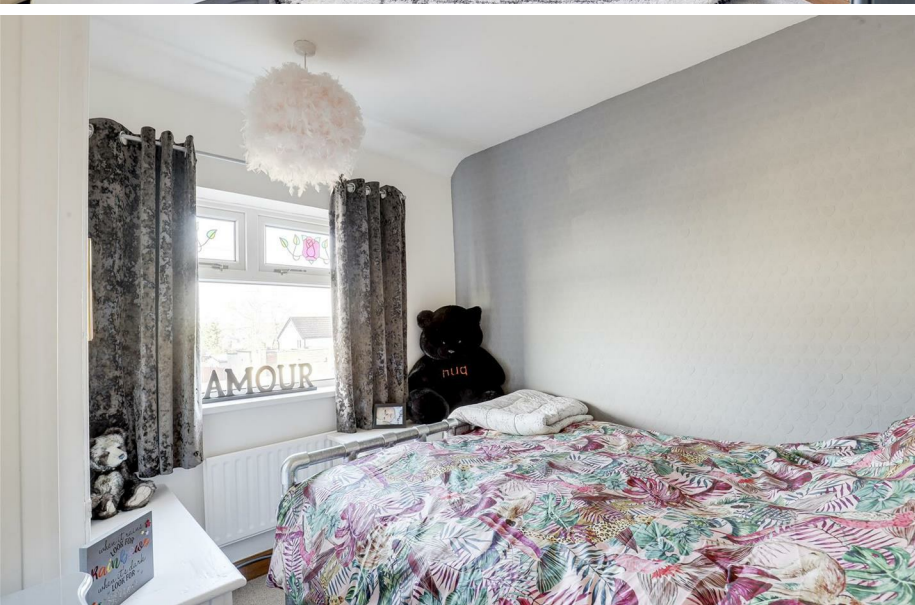
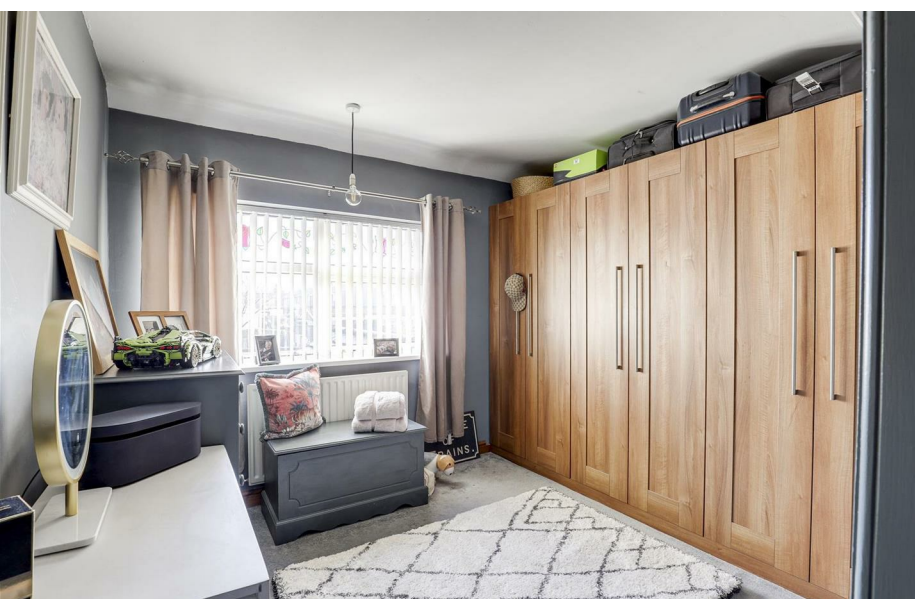
GUIDE PRICE £200,000 - £220,000

SPACIOUS SEMI-DETACHED HOME...

This three bedroom semi-detached house boasts an abundance of space whilst being well-presented throughout, ideal for any first time buyers or growing families looking for their perfect home! This property is situated in a quiet, residential location within reach of various local amenities, schools, local hospital and excellent transport links. To the ground floor is an entrance hall, a spacious living room, a fitted kitchen, a family room and a wet room. The first floor carries three great-sized bedrooms which are serviced by a three-piece bathroom suite. To the front of the property is a block paved driveway providing off-road parking and to the rear is a private enclosed garden with a well-maintained lawn and multiple seating areas.

MUST BE VIEWED





- Semi-Detached House
- Three Great-Sized Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Ground Floor Wet Room
- Stylish Three-Piece Bathroom Suite
- Private Enclosed Garden
- Off-Road Parking
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed obscure window to the front elevation and single UPVC door providing access into the accommodation

Living Room

14'0" x 11'5" (4.27m x 3.49m)

The living room has wood-effect laminate flooring, a feature fireplace with a decorative surround, a TV point, a radiator and a UPVC double glazed window to the rear elevation

Kitchen

20'10" x 10'5" (6.37m x 3.18m)

The kitchen has a range of fitted base and wall units with ash wood worktops, an undermount sink with a mixer tap, space for a fridge freezer, space for an oven, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, two UPVC double glazed windows to the front and side elevations, a single UPVC door and UPVC double French doors providing access to the rear garden

Family Room/Fourth Bedroom

16'6" x 9'11" (5.05m x 3.04m)

The family room has wood-effect laminate flooring, a radiator and a UPVC double glazed window to the side elevation

Wet Room

9'10" x 9'7" (3.02m x 2.94m)

The wet room has a low-level flush W/C, a low-level flush W/C, a wall-mounted wash basin, a wall-mounted shower fixture, a radiator, tiled walls and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the front elevation and provides access to the loft and first floor accommodation

Bedroom One

11'8" x 11'4" (3.57m x 3.47m)

The main bedroom has wooden flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

11'7" x 10'6" (3.54m x 3.21m)

The second bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

8'11" x 8'4" (2.74m x 2.55m)

The third bedroom has carpeted flooring, a fitted wardrobe, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'9" x 5'5" (2.38m x 1.67m)

The bathroom has a low-level dual flush W/C, a clawfoot freestanding bath with a hand-held shower fixture, a countertop wash basin with a stainless steel mixer tap, tiled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-road parking and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a block paved area, a stone paved area, a stone pebbled area and panelled fencing

DISCLAIMER

The vendor has informed us that the family room and the wet room was converted. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Ashfield District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

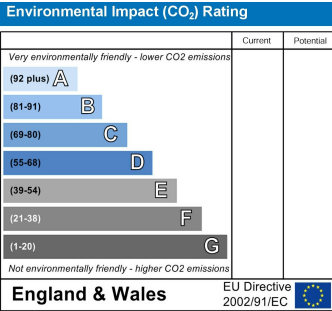
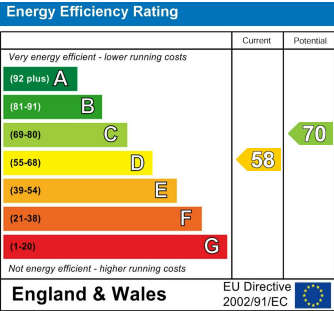
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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