Holden Copley PREPARE TO BE MOVED

Amber Grove, Sutton-In-Ashfield, Nottinghamshire NGI7 INW

Guide Price £135,000 - £150,000

GUIDE PRICE: £135,000 - £145,000

GREAT FIRST TIME BUY...

If you are a first time buyer or investor looking for your perfect property then look no further as this two bedroom coach house offers just the right amount of space whilst being exceptionally well presented and ready to move straight into. Situated in a quiet residential location within reach of excellent amenities and facilities together with transport and commuting links. Internally, the accommodation comprises of an entrance hall and access into the garage with plumbing for a washing machine. To the first floor is a spacious living room, a kitchen, a modern shower room suite and two double bedrooms. Outside there is ample off road parking.

NO UPWARD CHAIN







- Coach House
- Two Double Bedrooms
- Spacious Living Room With Juliet Balcony
- Fitted Kitchen
- Shower Room Suite
- Single Garage
- Off Road Parking
- Well Presented
- Popular Location
- No Upward Chain

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a wall mounted security alarm panel, a wall mounted consumer unit and a single door providing access into the accommodation

Garage

 17^{4} " × 10^{10} " (5.3 × 3.31)

The garage has space and plumbing for a washing machine

FIRST FLOOR

Living Room

 17^{4} " × 15^{8} " (5.3 × 4.8)

The living room has carpeted flooring, two radiators, a TV point, two Velux windows, a wall mounted thermostat, a UPVC double glazed window and double French doors opening out to a Juliet style balcony

The hall has carpeted flooring and access to the loft

Kitchen

 $5^{\circ}10'' \times 12^{\circ}1''' (1.8 \times 3.7)$

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, a wall mounted boiler, space for a fridge/freezer, space and plumbing for a washing machine or dishwasher, a radiator and two Velux windows

Bedroom One

 $||^*||^* \times |0^*2|| (3.4 \times 3.1)$

The first bedroom has a UPVC double glazed window, carpeted flooring, a radiator, a TV point and fitted wardrobes

Bedroom Two

 10^{5} " × 8^{2} " (3.2 × 2.5)

The second bedroom has a UPVC double glazed window, carpeted flooring and a radiator

Bathroom

 $6^{\circ}2" \times 5^{\circ}2" (1.9 \times 1.6)$

The bathroom has a low level dual flush W/C, a pedestal wash basin, a walk in shower enclosure with a mains-fed shower and sliding shower screen, partially tiled walls, a heated towel rail, an electrical shaving point, an extractor fan and a Velux window

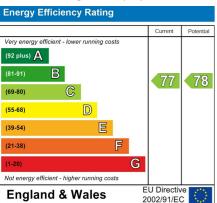
OUTSIDE

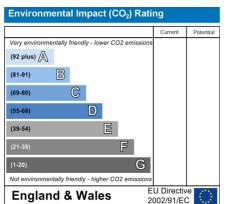
To the front of the property is ample off road parking and access into the garage

DISCLAIMER

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Approx. Gross Internal Area of the 1st floor: 587.28 Sq Ft - 54.56 Sq M Approx. Gross Internal Area of the Entire Property: 935.28 Sq Ft - 86.89 Sq M

All sizes and areas are approximate and for identification only. Not to scale.

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