

HoldenCopley

PREPARE TO BE MOVED

Amber Grove, Sutton-In-Ashfield, Nottinghamshire NG17 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" x 10'10" (5,3 x 3,3l)

The garage has space and plumbing for a washing machine

FIRST FLOOR

Living Room

17'4" x 15'8" (5,3 x 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

Hall

The hall has carpeted flooring and access to the loft

Kitchen

5'10" x 12'1" (1,8 x 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

11'1" x 10'2" (3,4 x 3,l)

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

Bedroom Two

10'5" x 8'2" (3,2 x 2,5)

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

Bathroom

6'2" x 5'2" (1,9 x 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	78
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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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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