

FREEHOLD



House - Semi-Detached (EPC Rating: D)

54 FREDERICK STREET, SUTTON-IN-ASHFIELD, NG17 1HS

Offers In The Region Of

£130,000

FEATURES

- Semi Detached House
- Good Sized Lounge
- Seperate W/c
- No Upward Chain
- Three Bedrooms
- Ground Floor Bathroom
- In Need of Modernisation
- Cul De Sac Location



Location

3 Bedroom House - Semi-Detached located in Sutton-In-Ashfield

Entrance

Lounge

14'67 x 13'4 (4.27m x 4.06m)

Kitchen

9'77 x 7'8 (2.74m x 2.34m)

Bathroom

7'8 x 5' (2.34m x 1.52m)

Seperate W/c

Stairs & Landing

Bedroom One

13'6 x 8' (4.11m x 2.44m)

Bedroom Two

12'1 x 9' (3.68m x 2.74m)

Bedroom Three

11'9 x 9'9 (3.58m x 2.97m)

External

Off road parking to the front, side and rear lean to, rear garden.

Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating

systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering

Intending purchasers will be asked to produce identification before a sale can be agreed.

viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

[www. locationestateagency.co.uk](http://www.locationestateagency.co.uk)

Telephone: (01623) 654555 option 1.





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Council Tax Band

A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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 are advised to recheck the measurements.

Location