

Bungalow - Detached (EPC Rating: C)

FREEHOLD



2A EASTFIELD SIDE, SUTTON-IN- ASHFIELD, NG17 4JU

Offers In The Region Of
£220,000

FEATURES

- Three bedroom bungalow
- Recently refurbished to a high standard
- Corner plot
- Close to amenities
- Air source heat pump
- Call now to arrange a viewing



Location

3 Bedroom Bungalow - Detached located in Sutton-In-Ashfield

Entrance Hall

Spacious entrance hall leading to lounge, kitchen diner, two bedrooms and bathroom.

Lounge

16'0" x 11'3" (4.88 x 3.45)

Fitted with carpet, electric fire and double glazing.

Kitchen

25'3" x 9'11" (7.70 x 3.03)

Having a range of high and low level cupboards and drawers with work tops over, integral oven, hob, extractor fan, dishwasher, integrated washing machine and fridge freezer, single drainer sink unit with mixer taps, window to the rear elevation and radiator. Diner area with patio doors leading to a decked area over looking the garden.

Bedroom One

13'1" x 9'10" (4 x 3)

Fitted with carpets and radiator

Bedroom Two

11'11" x 9'10" (3.65 x 3)

Rear of the house, overlooking the garden, carpet and radiator

Bedroom three / Study

9'2" x 7'10" (2.8 x 2.4)

laminated flooring and radiator

Bathroom

Having white three piece suite comprising of a panelled bath with shower over, wash hand basin and low level W.C, splash backs, window to the rear elevation and heated towel rail.

Outside

Good sized garden wrapped around the bungalow. Decking from the patio doors from the kitchen/diner.

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

Telephone: (01623) 654555 option 1.



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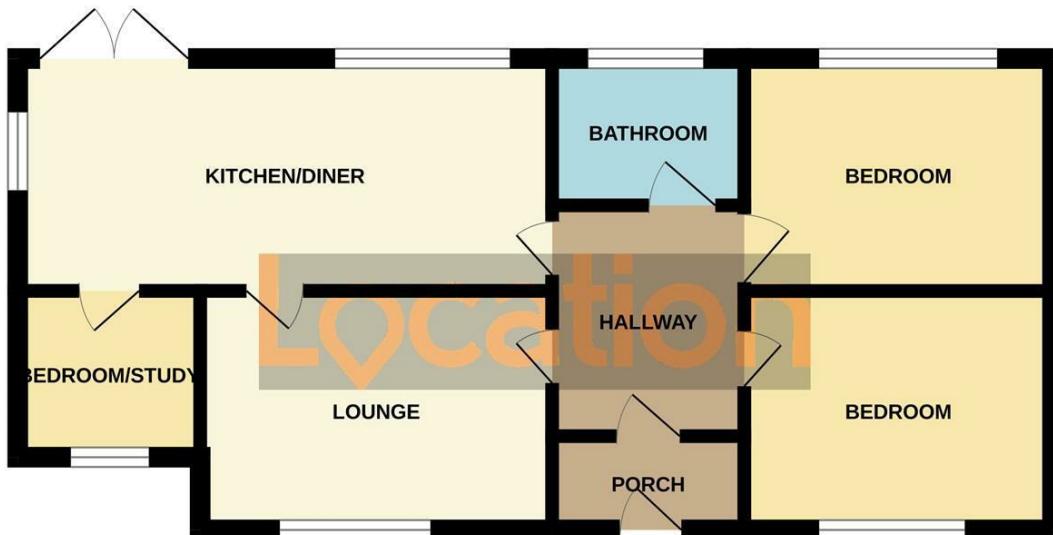


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GROUND FLOOR



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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Call us on

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enquiries@locationmansfield.co.uk

<https://www.locationmansfield.co.uk>

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(33-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Location