



27 Byron Avenue
Sutton-In-Ashfield, Nottinghamshire NG17 4JB
£165,000

- THIS THREE-BEDROOM SEMI-DETACHED HOME IS IDEAL FOR FIRST-TIME BUYERS AND FAMILIES
- THERE IS OFF-STREET PARKING FOR UP TO TWO VEHICLES
- THE MODERN FITTED KITCHEN INCLUDES AN INTEGRATED OVEN AND HOB
- THE HOME OFFERS COMFORTABLE AND PRACTICAL LIVING SPACE
- MANSFIELD TOWN CENTRE IS WITHIN APPROXIMATELY THREE MILES
- THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- TO THE REAR IS AN ENCLOSED, LOW-MAINTENANCE GARDEN
- THE BATHROOM IS FITTED WITH A THREE-PIECE SUITE
- LOCATED CLOSE TO LOCAL SCHOOLS AND SHOPS
- THE A38 IS ALSO EASILY ACCESSIBLE, MAKING IT IDEAL FOR COMMUTERS

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed along Stockwell Gate which becomes Sutton Road (A38) which, in turn, becomes Mansfield Road before turning right on to Hill Crescent. Then turn left on to Chaucer Crescent before turning left again on to Byron Avenue where the property can be found on the right hand side of the road, clearly identified by our "For Sale" board.

ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Part opaque UPVC entrance door, laminate floor, radiator, stairs off, UPVC opaque double glazed door to rear.



LIVING ROOM

17'7" x 11'11" (max) (5.37m x 3.64m (max))

Fitted carpet, dual aspect UPVC double glazed windows to front and side elevations, radiator, built-in cupboards, wall hung electric fire.



KITCHEN

10'11" x 8'0" (3.35m x 2.46m)

Having high gloss base units in cream with wood effect worktops, 1 ½ bowl stainless steel sink with mixer tap, built-in oven within a tower unit, gas hob and extractor over, plumbing for washing machine and dishwasher, laminate flooring and UPVC double glazed window to rear aspect.



FIRST FLOOR

LANDING

Fitted carpet and UPVC double glazed window to side elevation.



BEDROOM ONE

12'0" x 10'2" (max) (3.68m x 3.12m (max))

Fitted carpet, radiator, UPVC double glazed window to front aspect.



BEDROOM TWO

10'0" x 8'2" (3.07m x 2.49m)

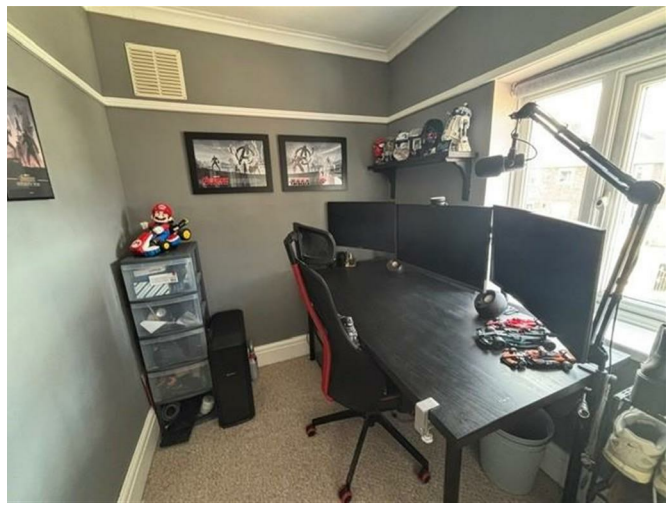
Radiator, carpet, UPVC double glazed window to rear elevation.



BEDROOM THREE

8'10" x 5'8" (2.70m x 1.74m)

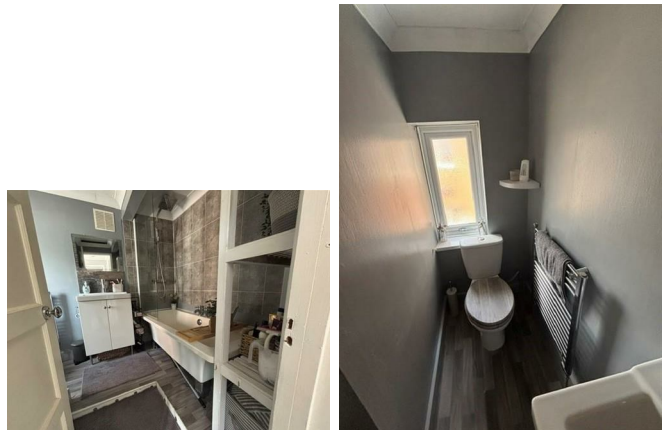
Fitted carpet, radiator, UPVC double glazed window to front aspect.



BATHROOM

6'8" x 6'7" (2.04m x 2.03m)

White three piece suite comprising bath with rain shower over, W/C, sink in vanity unit, tiled walls to bath area, chrome towel rail, opaque UPVC double glazed window to side elevation and laminate flooring.



OUTSIDE

To the front is a tarmac driveway with lawn, a hedge boundary and decorative boarder which leads to the entrance door and side gated access to the rear garden and brick outbuilding.

The enclosed rear is low maintenance being of decorative paving and having fenced boundaries.



Council Tax Band: A (Ashfield District Council)

FINANCIAL ADVICE

We offer help and advice in arranging your

mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. M

