



**34 Sylvan Avenue,  
Kirkby In Ashfield, Nottinghamshire NG17 8RG**

- A THREE BEDROOMED SEMI-DETACHED HOUSE WITH NO UPWARD CHAIN.
- ENTRANCE HALL AND GROUND FLOOR CLOAKROOM WITH WC AND WASH BASIN.
- LOUNGE TO THE REAR OF THE PROPERTY AND COMPOSITE DOOR TO THE GARDEN.
- SMALL AREA OF OPEN GARDEN TO THE FRONT, WITH SIDE GATE LEADING TO THE BACK.
- THE PROPERTY HAS TWO ALLOCATED PARKING SPACES TO THE REAR OF THE GARDEN.
- INCLUDES GAS HEATING (CONDITION UNKNOWN) AND UPVC DOUBLE GLAZING.
- FITTED KITCHEN WITH ARRANGE OF UNITS AND WALL MOUNTED BOILER (NOT TESTED).
- THREE BEDROOMS TO THE FIRST FLOOR AND BATHROOM WITH WHITE SUITE.
- ENCLOSED REAR GARDEN WHICH HAS PAVING, GRAVELLED AREAS, AND BACK GATE.
- POPULAR RESIDENTIAL ESTATE, WITH GOOD TRANSPORT LINKS TO THE M1 AND A38.

**£170,000**

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

Leave Mansfield, taking the A60 Nottingham Road. At West Notts College, turn right onto Derby Road. After approximately 3.5 miles, turn right onto Shoulder of Mutton Hill. Turn left onto Grives Lane, following the road round onto Hornbeam Way. Turn left onto Sylvan Avenue and the property is then on the right-hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite front door, radiator, under stair cupboard and stairs leading to the first floor.

### CLOAKROOM

Having wash hand basin and WC. Obscure glaze UPVC window. Radiator.

### KITCHEN

**11'6" x 8'1" (3.51m x 2.47m)**

Comprising base and eye level units, work surfaces and sink unit with single drainer. Wall mounted gas boiler and fitted extractor (condition of both unknown). UPVC double glazed front aspect. Radiator.

### LOUNGE

**14'6" x 14'4" (4.43m x 4.38m)**

Situated to the rear of the property and having UPVC double glazed window and composite door to the garden. Two radiators.

### FIRST FLOOR

#### LANDING

Access to the loft space.

#### BEDROOM ONE

**14'8" x 7'10" (4.49m x 2.40m)**

UPVC double glazed rear elevation. Radiator.

#### BEDROOM TWO

**15'0" (max) x 7'10" (max) (4.59m (max) x 2.39m (max))**

Radiator. UPVC double glazed front aspect.

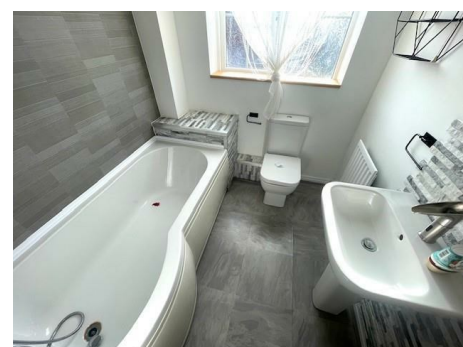
#### BEDROOM THREE

**11'2" x 6'2" (3.42m x 1.90m)**

UPVC double glazed rear elevation. Radiator.

### BATHROOM

Three-piece white suite comprising, 'P' shaped bath with shower over, wash hand basin and WC. Part tiling to the walls, UPVC obscure glaze and radiator.



## OUTSIDE

There is a small open plan frontage to the property, with side gate leading to the rear. The rear garden has paved and gravelled areas. Beyond the garden is the parking, with the property having two allocated spaces.

The property is in council tax band A (Ashfield District Council).

## PLEASE NOTE

The property was leasehold for a term of 99 years from 28/11/2008 and on a shared ownership basis. However, this shall be 'staircased' to 100% on completion, with the tenure becoming freehold.

## 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. MA5846/13.12.25

