



**67 Blackwell Road**  
**Huthwaite, Nottinghamshire NG17 2RG**  
**£125,000**

- A TWO-BEDROOM MID TERRACE HOUSE
- POTENTIAL OFF-STREET PARKING SPACE (SUBJECT TO INSTALLATION OF DROP KERB)
- FULLY DECORATED THROUGHOUT AND NEW FLOOR COVERINGS TO ALL ROOMS
- IDEAL PROPERTY FOR FIRST-TIME BUYER OR INVESTOR.
- NO UPWARD CHAIN
- FULLY REFURBISHED TO A HIGH STANDARD
- NEW KITCHEN AND BATHROOM
- EXCELLENT LOCATION FOR LOCAL AMENITIES AND M1/A38
- "SMART" HEATING CONTROLS AND RE-WIRED THROUGHOUT

## 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:

From Mansfield, proceed along Sutton Road (A38) towards Sutton in Ashfield before bearing right onto Mansfield Road (B6023). At the second traffic island, take the third exit onto Lammas Road. At the next traffic island, take the second exit on Huthwaite Road (B6026) which becomes Sutton Road and then turns into Blackwell Road. After the traffic lights, the property can be found on the right-hand side, clearly identified by our "For Sale" board.

## ACCOMMODATION COMPRISES

A UPVC part decorative glazed entrance door leads to



## LOUNGE

**11'7" x 11'3" maximum (3.54m x 3.44m maximum)**

Laminate flooring, UPVC double glazed window to the front elevation, radiator and through an inner lobby having stairs off to the first floor and through to:

## DINING KITCHEN

**11'10" x 11'2" narrowing to 9'6" (3.62m x 3.41m narrowing to 2.90m)**

Newly installed and comprising grey base units with wood effect worktops, black sink and drainer with matching mixer tap, plumbing for washing machine, built-in oven, ceramic induction hob, glass splash back with extractor fan above, laminate floor, radiator, UPVC double glazed window to rear elevation, part opaque glazed UPVC door to rear garden, under stair storage/pantry, wall mounted combi boiler linked to "smart" heating controls.

## FIRST FLOOR

### LANDING



## BEDROOM ONE

**11'8" x 11'3" maximum (3.56m x 3.45m maximum)**

Newly fitted carpet, UPVC double glazed window to the front aspect, radiator and built-in cupboard with loft access.



### BEDROOM TWO

12'0" x 5'4" (3.66m x 1.64m)

Radiator, newly fitted carpet and UPVC double glazed window to the rear elevation.



### BATHROOM

8'8" maximum x 5'5" maximum (2.65m maximum x 1.67m maximum)

Benefitting from a new white and contemporary 3-piece suite comprising a bath with black taps and black fitted rain shower over with shower screen, W/C, sink and pedestal with black mixer tap, radiator, part mermaid boarding to walls, LVT flooring, spotlights, extractor fan and opaque UPVC double glazed window to rear elevation.



### OUTSIDE

To the front is a potential parking space (subject to the installation of a drop kerb with path to front door. The rear garden is enclosed, and we

understand that there is a right of access for the owner of this property to cross the property at number 65. We also believe that number 69 Blackwell Road has a right of access over this property. A lawn completes the rear garden.

purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5849/9.10.2025



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

