



Glamis Close.,
Sutton-In-Ashfield, NG17 5LL



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£229,950 Freehold**

****FOUR BEDROOMS/THREE-STOREY LIVING- SITUATED ON A SMALL MODERN RESIDENTIAL LOCATION WHICH IS READY TO MOVE STRAIGHT INTO****

-A BEAUTIFUL PROPERTY FOR GROWING FAMILIES which needs viewing to appreciate the size of accommodation on offer. Comprising of the following: Entrance hall with stairs rising, leading into the lounge to the front elevation, downstairs cloakroom/WC, along with a fitted dining/kitchen boasting a variety of wall/base units, and patio doors onto the rear garden.

First floor: We have a galleried landing, three bedrooms, and a three-piece family bathroom.


Second floor: Landing with master bedroom which has fitted sliding double wardrobes and an En-suite shower room.

Externally: Low maintenance frontage, Tarmac driveway, side gated access, and enclosed rear garden.







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

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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