





20 Herne Street, Sutton-In-Ashfield

£130,000 Freehold

THREE BEDROOM SEMI DETACHED PROPERTY • LOUNGE & KITCHEN • OFF ROAD PARKING AVAILABLE • INVESTMENT OR RENOVATION OPPORTUNITY • REAR GARDEN WITH BRICK BUILT STORAGE BUILDING • SITUATED NEAR AN ABUNDANCE OF AMENITIES

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com
John Sankey 50 YEARS











Entrance Hall
You enter the property via a small porch that opens into the entrance hall, which provides access to the first floor and ground floor living areas. The space features an electric heater.

Lounge
12' 4" x 12' 3" (3.77m x 3.74m)
A generously sized lounge with a coved ceiling, feature panelled wooden wall with electric fire, wall-mounted lighting, and an electric heater. A UPVC double-glazed bay window fills the room with natural light, and power points are also provided.

Kitchen
12' 3" x 10' 3" (3.73m x 3.13m)
This practical kitchen is fitted with wall and base units, a sink, and space for appliances. There is also useful understairs storage and access to the rear garden. The dining area offers seating for up to two people, while a UPVC double-glazed window overlooking the garden brightens the space. Electric heaters and power points are included.

WC
accessed from outside in the rear garden, this additional downstairs wc adds convenience to this floor.

First Floor

Bedroom No 1
12' 4" x 10' 3" (3.75m x 3.13m)
A double bedroom featuring fitted wardrobes and storage, a UPVC double-glazed window to the front of the property, an electric heater, and power points.

Bedroom No 2
10' 11" x 10' 2" (3.32m x 3.10m)
A second double bedroom with an electric heater and a UPVC double-glazed window overlooking the rear garden, allowing plenty of natural light. Power points are also included.

Bedroom No 3
7' 7" x 6' 0" (2.31m x 1.84m)
A versatile room with an electric heater, power points, and a UPVC double-glazed window. This space could serve as a third bedroom, home office, study, or nursery.

Bathroom
The bathroom has half-tiled walls surrounding the bath and also includes a pedestal sink and low-flush WC. A UPVC double-glazed window allows natural light to fill the room.

Outside

The front of the property offers off-road parking via a driveway suitable for a vehicle, bordered by fencing on one side and mature shrubbery at the front for added privacy. A path runs alongside the property to the rear garden gate. The rear garden includes a brick-built outhouse for storage, an external WC, a lawn area with mature trees and shrubs providing a relaxing outdoor space, and a small patio area ideal for dining and entertaining.

Additional Information

Tenure: Freehold Council tax band: A
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.









These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com