

**2 OAK TREE ROAD  
SUTTON-IN-ASHFIELD  
NOTTINGHAM  
NG17 4GT**



**£ 485.00 PCM**

**VIEWING**

By appointment through the letting agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Two Bedroom Semi
- Garden and Patio Area to The Rear.
- Close to Local Amenities
- Gas Central Heating
- UPVC Double Glazed
- Walking Distance to The Town Centre

## 2 OAK TREE ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

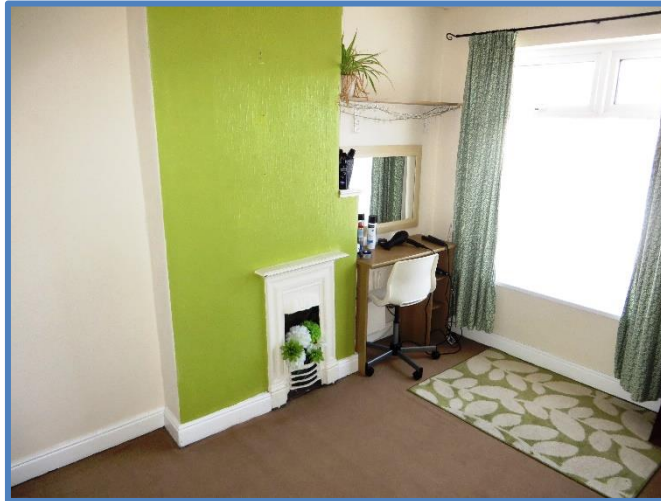
**This is a spacious two-bedroom semi-detached property within an extremely convenient location in close proximity to the Town Centre.**

UPVC double glazed entrance door into:

### **SITTING ROOM**

With double glazed window to the front, built-in cupboard, thermostatically controlled radiator, power point and ceiling light point.

White panelled door to:



### **INNER LOBBY**

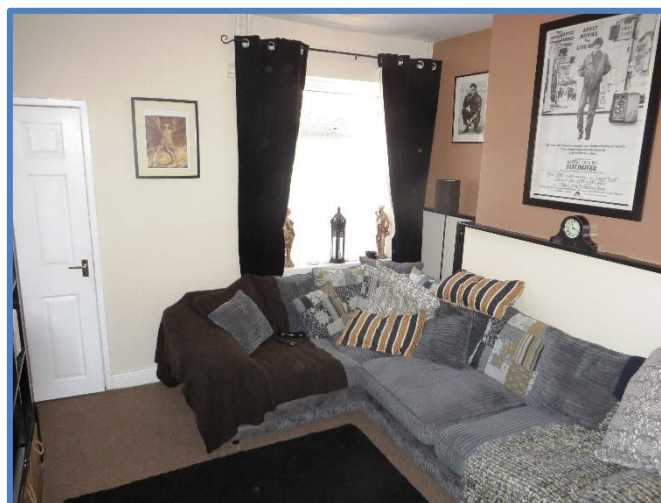
With stairs to first floor landing.

White panelled door to:

### **LOUNGE**

With UPVC double glazed window to the rear, door to under stairs storage cupboard, thermostatically controlled radiator, power points and ceiling light point.

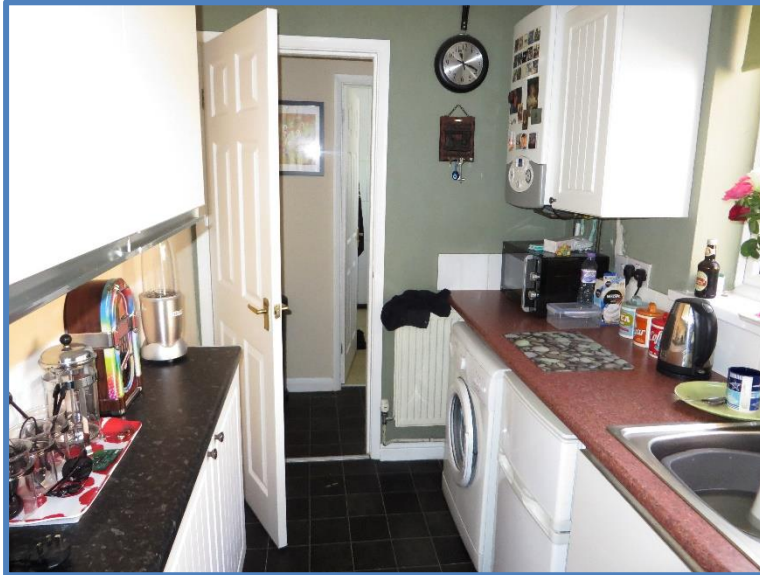
White panelled door to:



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### KITCHEN

With UPVC double glazed window to the side, a range of wall and base units with roll top work surfaces, single drainer stainless steel sink with chrome mixer taps, wall mounted Harriston combination boiler, space and plumbing for washing machine, space for fridge, space for cooker, thermostatically controlled radiator, power points and ceiling light points.



White panelled door to:

### INNER LOBBY

With ceiling light point and UPVC door opening to the rear.

White panelled door to:

### SHOWER ROOM

With UPVC double glazed opaque window to the side, white wall tiling, white three-piece suite comprising pedestal wash hand basin, close coupled W.C, shower unit, radiator and ceiling light point.

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Stairs to:

### LANDING

With ceiling light point.

White panelled door to:

### BEDROOM ONE

With UPVC double glazed window to the front, cast iron fire place, thermostatically controlled radiator, power points and ceiling light point.



White panelled door to:

### BEDROOM TWO

With UPVC double glazed window to the rear, doorway to built-in storage cupboard, cast iron fire place, thermostatically controlled radiator, power points and ceiling light point.

Doorway to stairs leading to:

### ATTIC ROOM

With thermostatically controlled radiator, power points and ceiling light point.



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### OUTSIDE

This south facing garden has a covered seating area, patio and lawn.



### ADDITIONAL INFORMATION

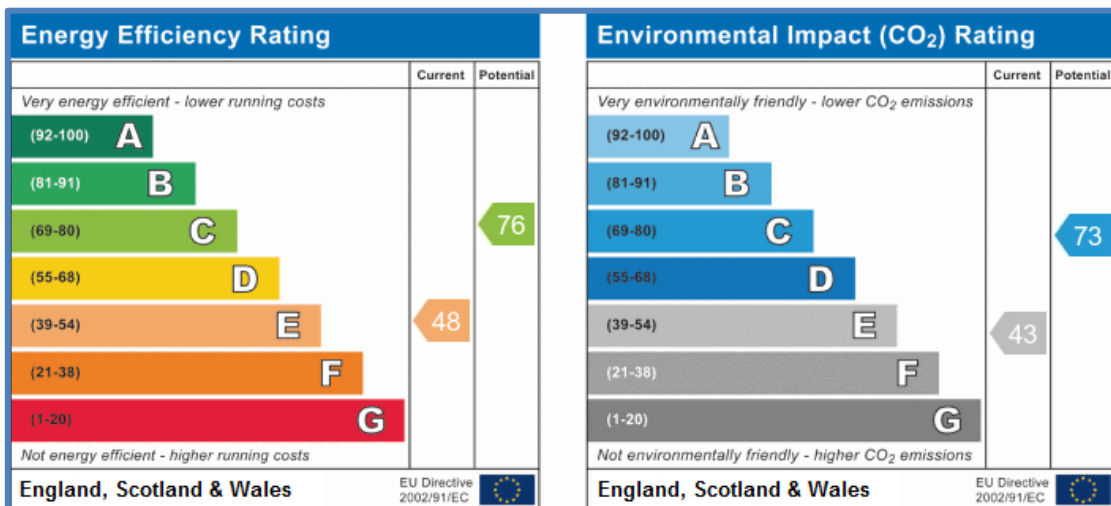
**Council Tax Band: A**

**Local Authority: Ashfield District Council**

**Primary School: Hillocks Primary and Nursery**

**Secondary School: Sutton Community Academy**

**(Application fee's payable and a damage deposit will be required.)**



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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.