



**Grove Road
Sutton-in-Ashfield
Nottinghamshire
NG17 4LR**

Offers in Excess of £208,000

bettermove

Grove Road

Sutton-in-Ashfield

Bettermove are proud to present this 3 bedroom Detached House in the sought after area of Sutton-in-Ashfield.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the detached garage. The council tax band is B.

The interior of this well presented property comprises a spacious and open plan living room with dining area and the fitted kitchen. The first floor consists of three bedrooms and the family bathroom. The second floor has been converted and can be used as an additional bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Sutton-In-Ashfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, Sutton Parkway Train Station and many local bus routes providing easy access into Mansfield.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



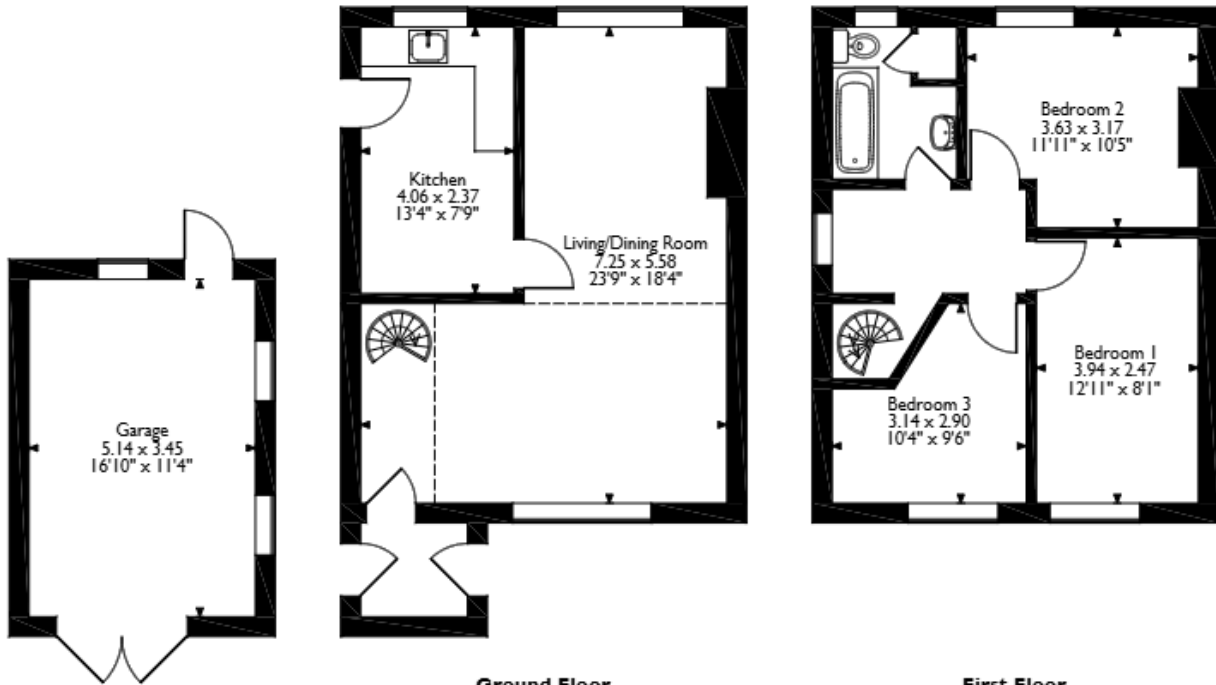
1, Grove Road, Sutton-in-Ashfield, Nottinghamshire

Approximate Gross Internal Area

Main House = 83 Sq M/894 Sq Ft

Garage = 18 Sq M/194 Sq Ft

Total = 101 Sq M/1088 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk