



01263 738444  
arnoldkeys.com

Elmhurst Avenue . Sutton . NR12 9QX



**£195,000**

# SCOPE FOR IMPROVEMENT. THREE BEDROOM SEMI- DETACHED HOME, BEING SOLD WITH NO ONWARD CHAIN.

**ACCOMMODATION** Upon entering through the front door, you are greeted by an entrance hall with stairs to first floor and ground floor WC. Directly in front of you is a spacious lounge with double glazed window to the rear garden. Further on the ground floor is a kitchen/diner with fitted work surfaces, pantry cupboard and external door to side.

On the first floor, there are three double bedrooms and family bathroom fitted with a three piece suite and airing cupboard housing hot water cylinder.

Externally, the property benefits from being situated on a corner plot and has a very generous rear garden, stocked with apple trees and a blackberry bush. There is also driveway parking accessed through a gated entrance to the front and a further boiler room housing the oil-fired boiler attached to the property.

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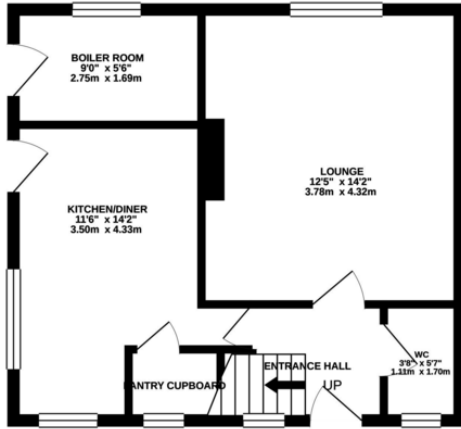
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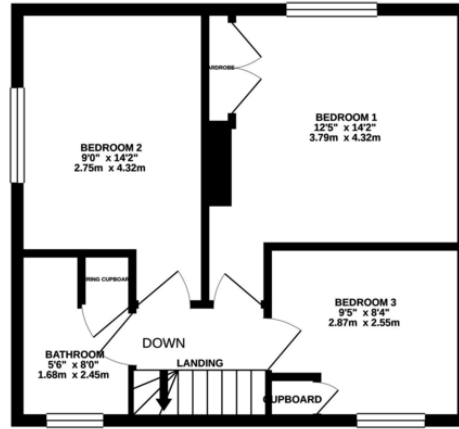
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GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**AGENTS NOTE:**

The Property is being offered for sale with no onward chain, but the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from Arnolds Keys.

In cases where applicants are purchasing the property with cash funds the vendor also requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

There is an engrossment fee of £120 payable by the purchaser upon completion.

Even though the property may be freehold, there is an annual management service charge of £6.

This property is sold with a Covenant stating that permission must be granted by Flagship Housing for any proposed extensions. The new owner must apply for planning permission or obtain building regulations first, and then approach Flagship Housing who will not unreasonably refuse providing planning permission or building regulations have been granted.

Flagship Housing have not checked the measurements taken by the agent.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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