



**6 Hollyberry Croft, Sutton-In-Ashfield, NG17 1NT**  
**£205,000**





## 6 Hollyberry Croft

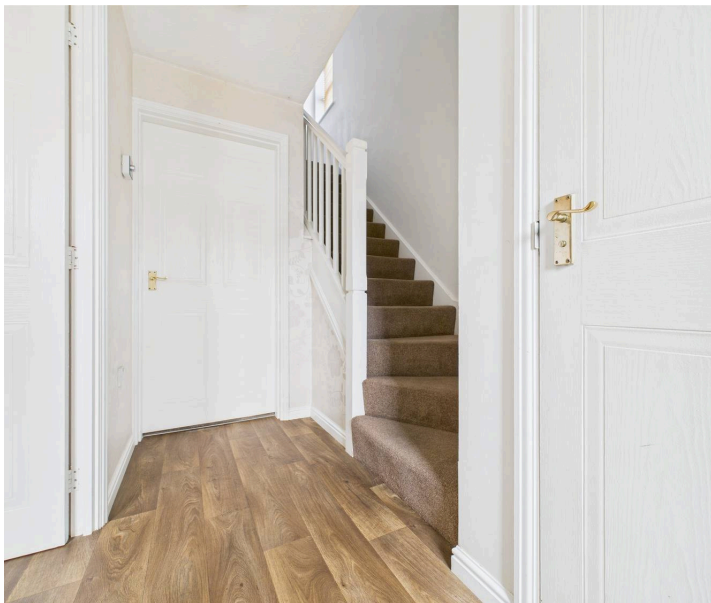
Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: B

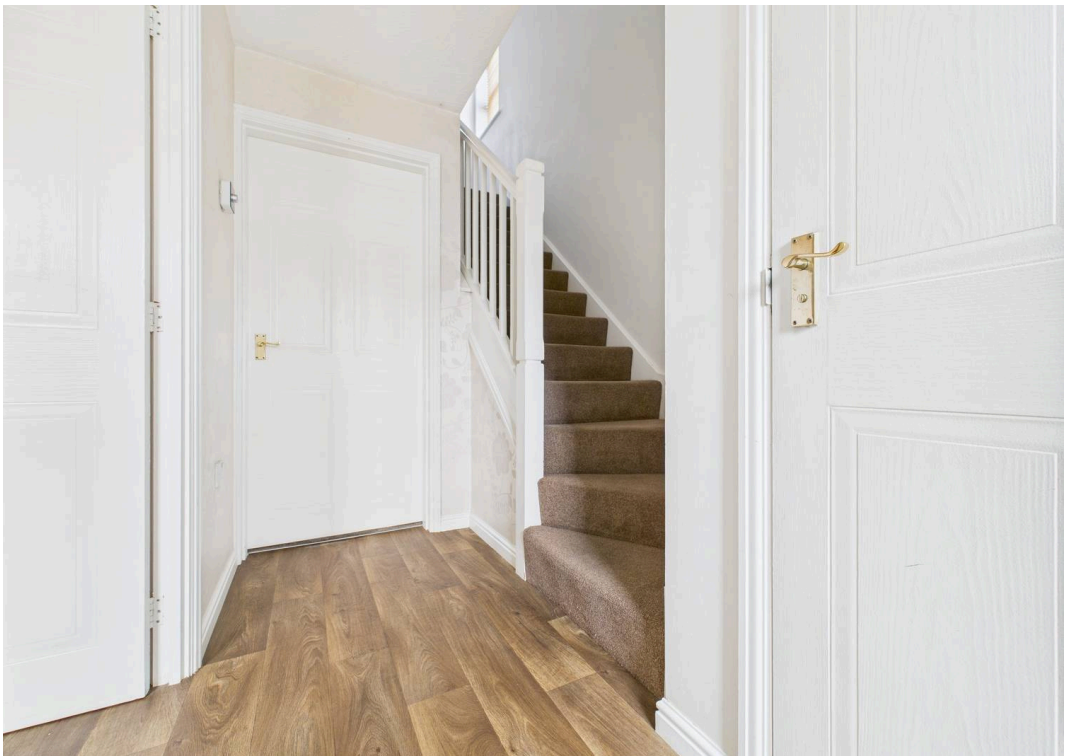
Tenure: Freehold

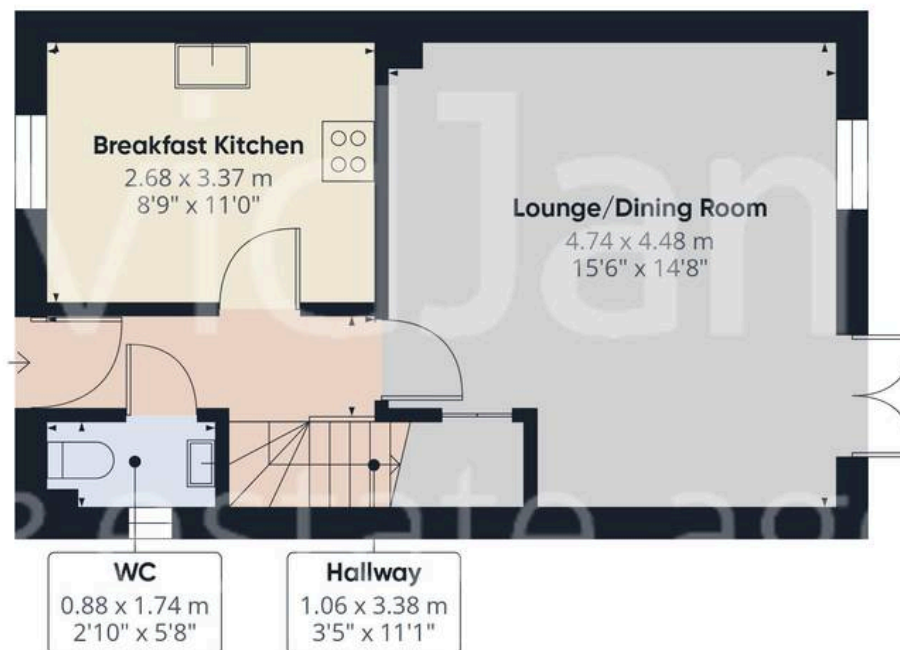
EPC Energy Efficiency Rating: C

- Modern semi-detached house sold with no upward chain
- Three bedrooms, bedroom one with en-suite shower room/Wc
- Entrance hall, ground floor Wc with washbasin
- Lounge/dining room with French doors to the rear garden
- Breakfast kitchen with integrated oven, hob and extractor
- First floor bathroom/Wc with white suite
- Gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area
- Two allocated parking spaces to the front of the property
- Situated in a quiet courtyard location

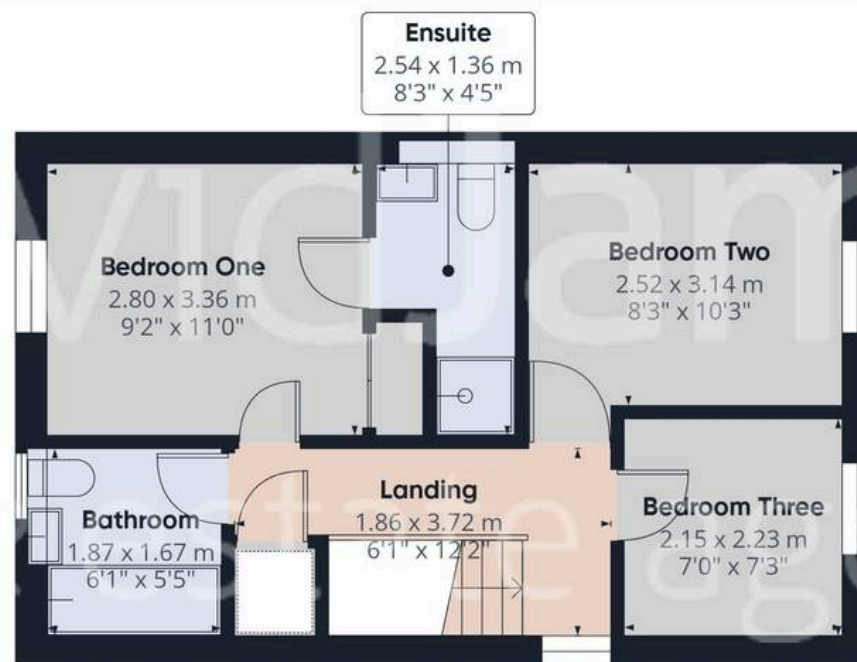








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

70.3 m<sup>2</sup>

756 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

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