



56 Saville Road, Sutton-In-Ashfield, NG17 3AW

Guide Price **£240,000**



56 Saville Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Well proportioned detached bungalow sold with no upward chain
- Three bedrooms, bedrooms one and two with fitted wardrobes
- L-shaped entrance hall with tiled flooring
- Lounge with bow window and feature fireplace, adjoining dining room
- Kitchen with grey units, tiled flooring and integrated oven and hob
- UPVC double glazed conservatory with French doors to the rear garden
- Shower room/Wc with white suite and electric shower
- Gas central heating, UPVC double glazing, solar PV panels (on a lease agreement)
- Pressed concrete tandem driveway provides ample off road parking, garage
- Enclosed low maintenance rear garden





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

105.7 m²

1138 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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