

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

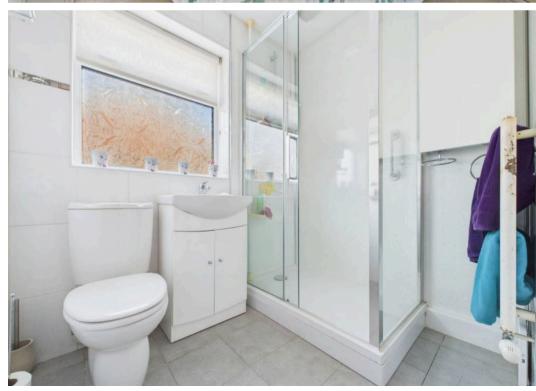
EPC Energy Efficiency Rating: B

- 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













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

105.7 m<sup>2</sup> 1138 ft<sup>2</sup>



(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.

GIRAFFE360

Floor 0 Building 2



## **David James Estate Agents**

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