



£775 Per Month

161 OUTRAM STREET | | SUTTON-IN-ASHFIELD | NG17 4FU

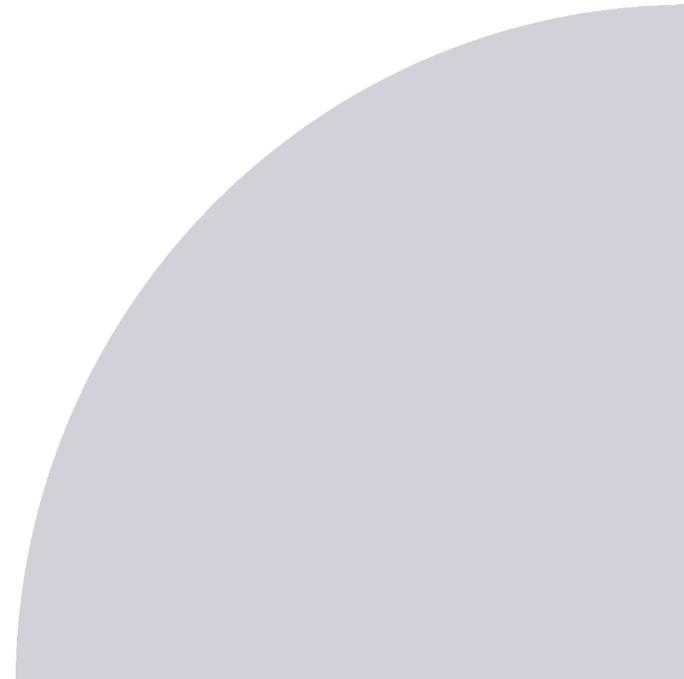
**BuckleyBrown**  
ESTATE AGENTS

Located on the popular Outram Street in Sutton, this freshly refurbished and generously proportioned three-bedroom rental home offers comfortable and stylish living space ideal for families or professional tenants. The property has been thoughtfully updated throughout, creating a bright and modern feel while retaining a practical layout suited to everyday living. On the ground floor, the spacious accommodation provides ample room for both relaxing and entertaining, with well-sized rooms that benefit from plenty of natural light.

Upstairs, the property features three well-proportioned bedrooms, each offering flexibility for sleeping, working from home, or additional storage, alongside a modern family bathroom finished to a clean and contemporary standard. To the rear of the home is a private courtyard, providing a low-maintenance outdoor space ideal for enjoying warmer months or secure outdoor storage.

Situated in a convenient Sutton location, this property is within easy reach of local shops, schools, and transport links, making it well placed for commuters and families alike. With its recent refurbishment, spacious interior, and practical outdoor space, this property presents an excellent opportunity for tenants seeking a comfortable and well-located home.









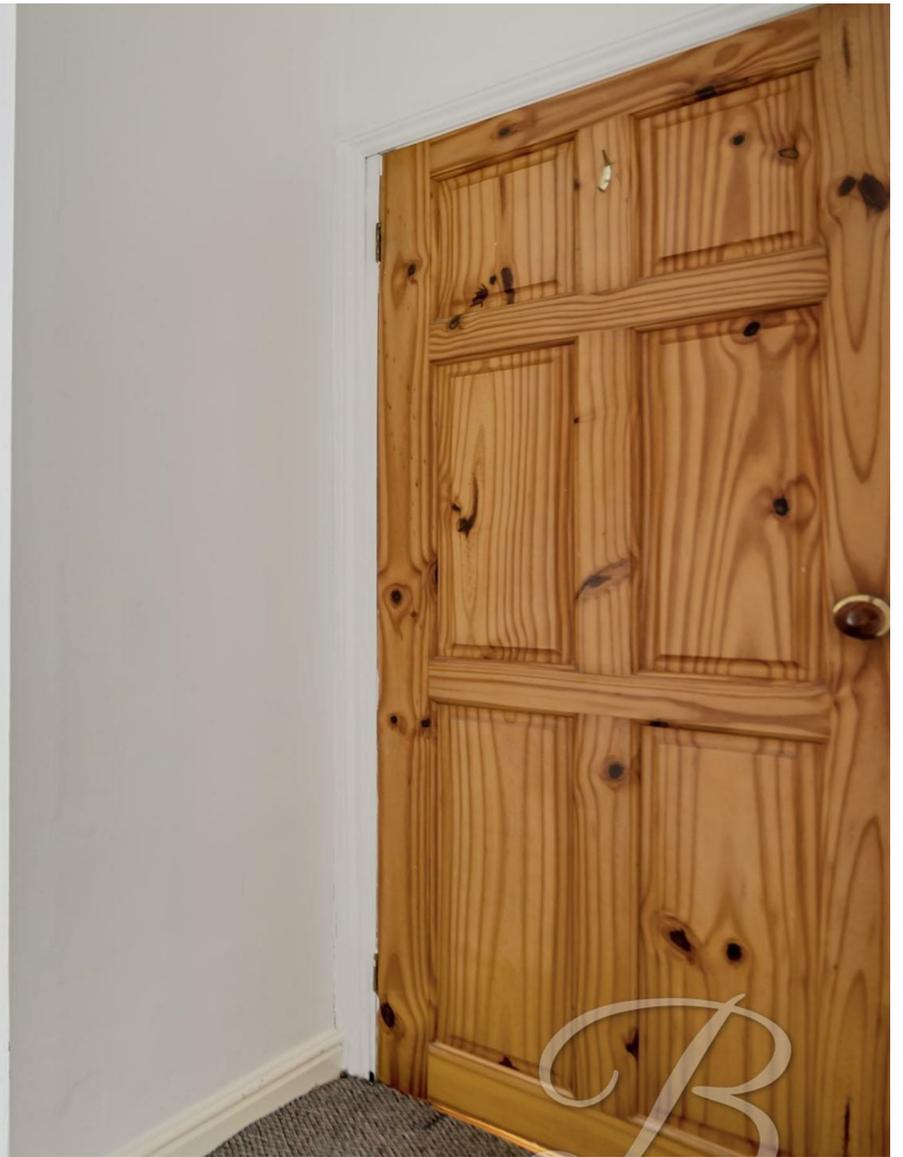
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

161 OUTRAM STREET  
SUTTON-IN-ASHFIELD  
NOTTINGHAMSHIRE  
NG17 4FU



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.