



150 Kirkby Road, Sutton-In-Ashfield – NG17 1GP

Guide Price **£140,000. – £160,000**

DavidJames
the estate agent



150 Kirkby Road

Sutton-In-Ashfield

Guide Price £140,000 – £160,0000 Extended end-terrace house ideally positioned for access to ample amenities and transport links. Lounge, dining kitchen, 2 beds and loft plus a generous garden.

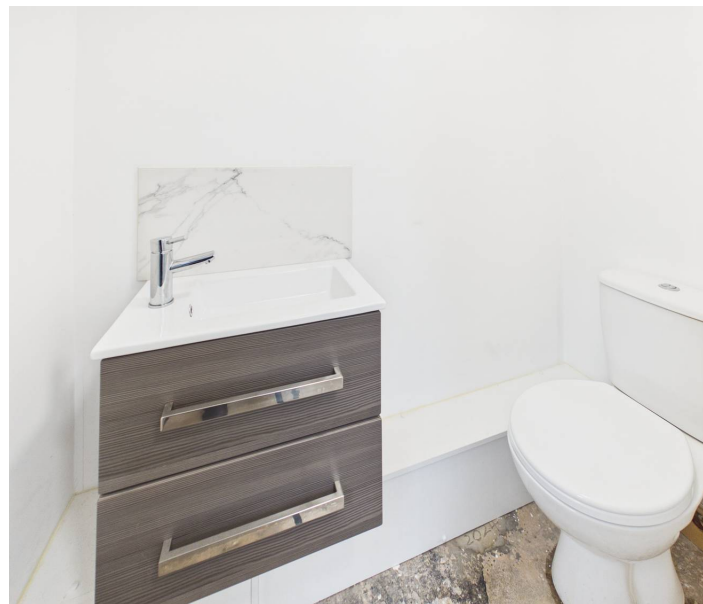
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Characterful and extended end-terrace house with lots of potential
- Within easy reach of nearby transport links and Sutton-in-Ashfield's amenities
- A wealth of upgrades under the current ownership (including heating, rendering and roofing works)
- Good-sized lounge with a feature open fire
- Kitchen with space for freestanding appliances and casual dining
- Ground floor extension provides a convenient WC/rear lobby
- Two first floor bedrooms
- First floor three-piece shower room
- Loft space with staircase access
- Generous rear garden with established trees





Virtually
Furnished





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

65.7 m²

707 ft²

Reduced headroom

2.1 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.