



4 Albion Road, Sutton-In-Ashfield – NG17 5FG

Guide Price **£115,000**

DavidJames
the estate agent



4 Albion Road

Sutton-In-Ashfield

Mid-terrace house available with no chain! Two double beds, lounge, dining kitchen and a southerly-facing garden plus excellent amenities, transport links and Sutton Lawn on the doorstep!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terrace house
- Offered to the market with no upward chain
- Ideal for first-time buyers or investors
- A short walk from Sutton-in-Ashfield's amenities, bus services and retail park
- Sutton Lawn located on the doorstep
- Bright and spacious lounge
- Dining kitchen with a range of fitted units and integrated cooking appliances
- Two first floor double bedrooms (both with in-built storage)
- First floor four-piece family bathroom and a convenient ground floor WC
- Low-maintenance south easterly facing rear garden









Floor 0

Approximate total area⁽¹⁾

65.1 m²
700 ft²

Reduced headroom

0.9 m²
9 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



Floor 1



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