



**24 New Street, Huthwaite - NG17 2LS**

Guide Price **£90,000**

**DavidJames**  
the estate agent



## 24 New Street

Huthwaite, Sutton-In-Ashfield

NO CHAIN! Mid-terrace house within easy reach of local amenities and the stunning Brierley Forest Country Park. An ideal blank canvas for first-time buyers or investors and with lots of potential!

Council Tax band: A

Tenure: Freehold

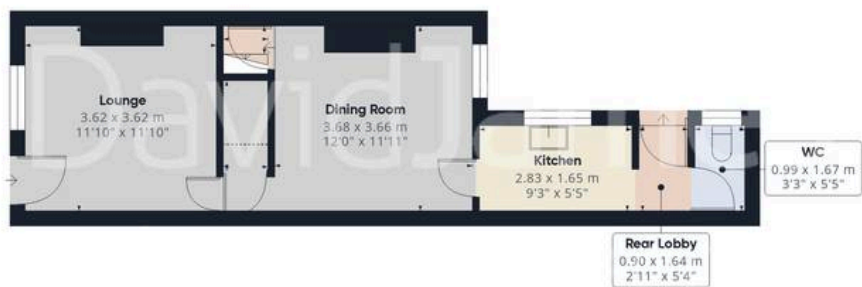
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mid-terrace house
- Offered to the market with no upward chain
- Ideal for investors or first-time buyers looking to step on the property ladder
- Close to local amenities and a short walk from the stunning Brierley Forest Country Park
- Lots of potential to personalise
- Two reception rooms (lounge and separate dining/sitting room)
- Fitted kitchen with an adjoining ground floor WC
- Two first floor bedrooms (bedroom two with access to a versatile loft)
- First floor bathroom with a three-piece white suite
- Enclosed and southerly-facing lawned garden with patio seating space and an outside store



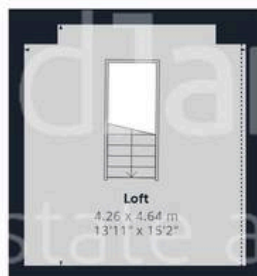




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



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

88.8 m<sup>2</sup>  
956 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(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](mailto:sutton@david-james.com) • [www.david-james.com](http://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.