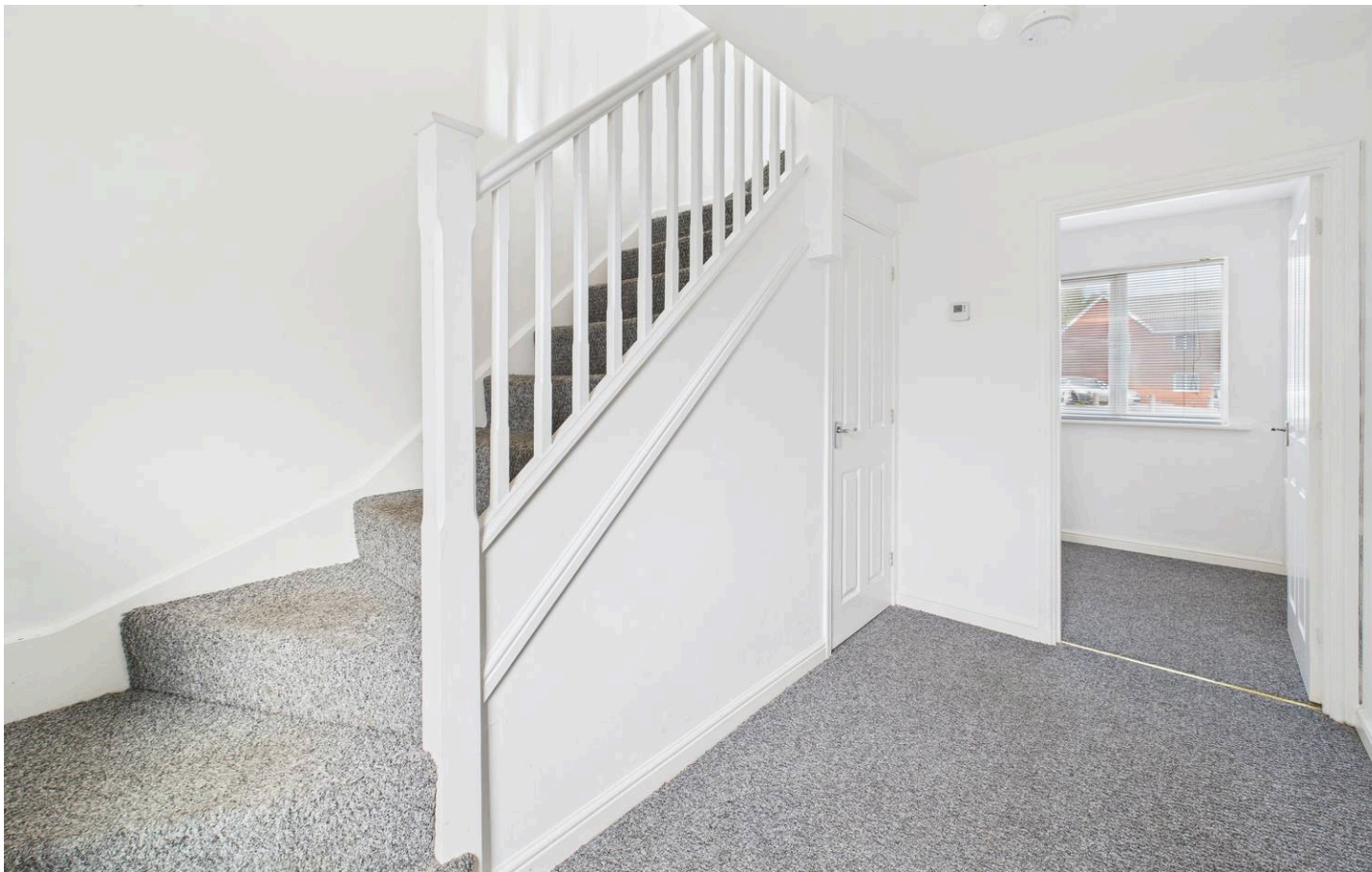




10 High Oakham Close, Sutton-In-Ashfield, NG17 4JS  
£130,000





## 10 High Oakham Close

Sutton-In-Ashfield, Sutton-In-Ashfield

Modern coach house with 2 bedrooms, open plan living/dining area, laminate flooring, Birch finish kitchen units, bathroom/WC with electric shower, gas central heating, UPVC double glazing, allocated parking. Close to amenities and Kings Mill Hospital, ideal location for convenience.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

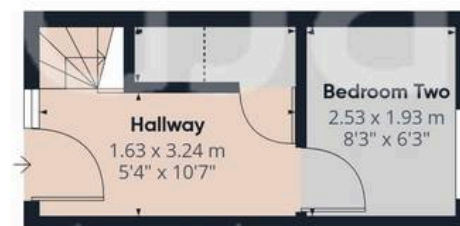
EPC Environmental Impact Rating: C

- Modern coachhouse sold with no upward chain
- Two bedrooms (ground floor bedroom two)
- Entrance hall with understairs storage cupboard
- First floor open plan living/dining area and kitchen with laminate flooring
- Kitchen with integrated oven and hob
- Bathroom/Wc (accessed from bedroom one) with white suite and electric shower
- Gas central heating, UPVC double glazing
- Allocated parking space to the rear
- Close to Sutton's amenities and Kings Mill Hospital
- Perfect first time purchase or buy-to-let investment









Floor 0



Floor 1

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

50.3 m<sup>2</sup>

541 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 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





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