



2 Edward Avenue, Sutton-In-Ashfield, NG17 4BW

Guide Price **£175,000**

DavidJames
the estate agent



2 Edward Avenue

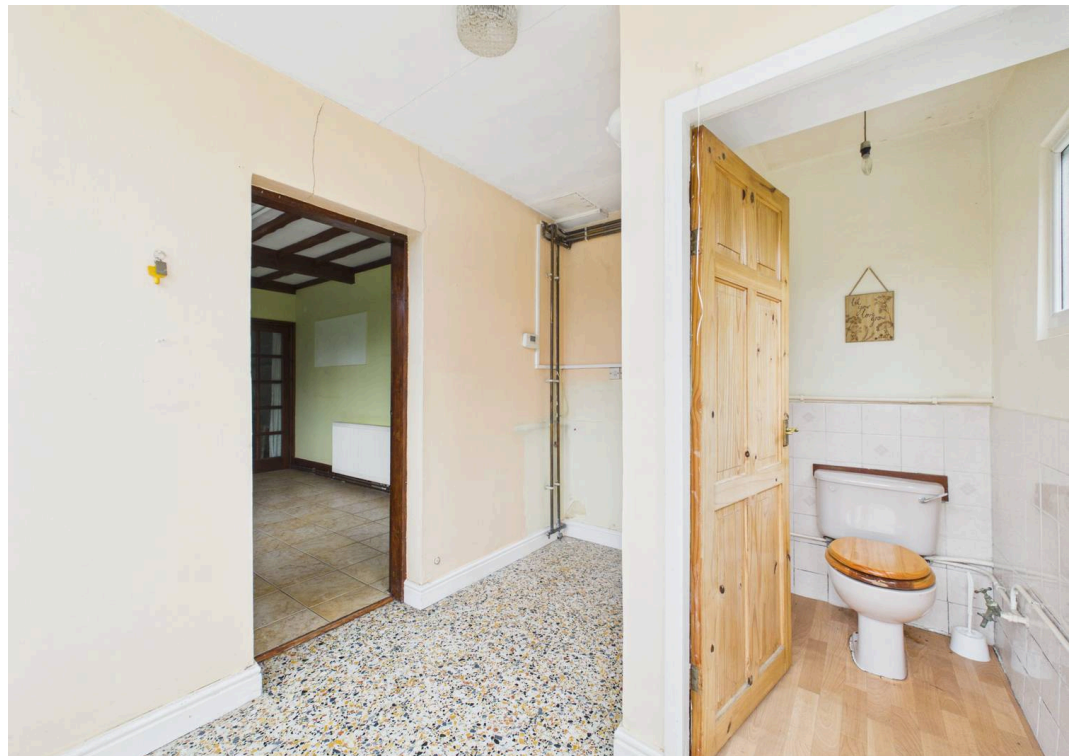
Sutton-In-Ashfield

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Charming semi-detached home with no upward chain
- Four first-floor bedrooms
- Huge potential with scope to modernise and personalise
- A short walk from Sutton-in-Ashfield's amenities and transport links with a variety of schools nearby
- Two reception rooms (lounge and separate dining room with a feature stove burner)
- Generous breakfast kitchen with a useful understairs pantry/store
- Versatile rear lobby/utility with an adjoining ground floor WC
- First floor shower room with a modern walk-in accessible enclosure
- Dropped kerb access to a generous garage providing secure parking or storage
- Established rear garden with lawn, mature planting and a feature pond plus outbuilding storage







Floor 0

Approximate total area⁽¹⁾

120.5 m²

1298 ft²

Reduced headroom

0.3 m²

3 ft²



Floor 1

(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.

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David James Estate Agents

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

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

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