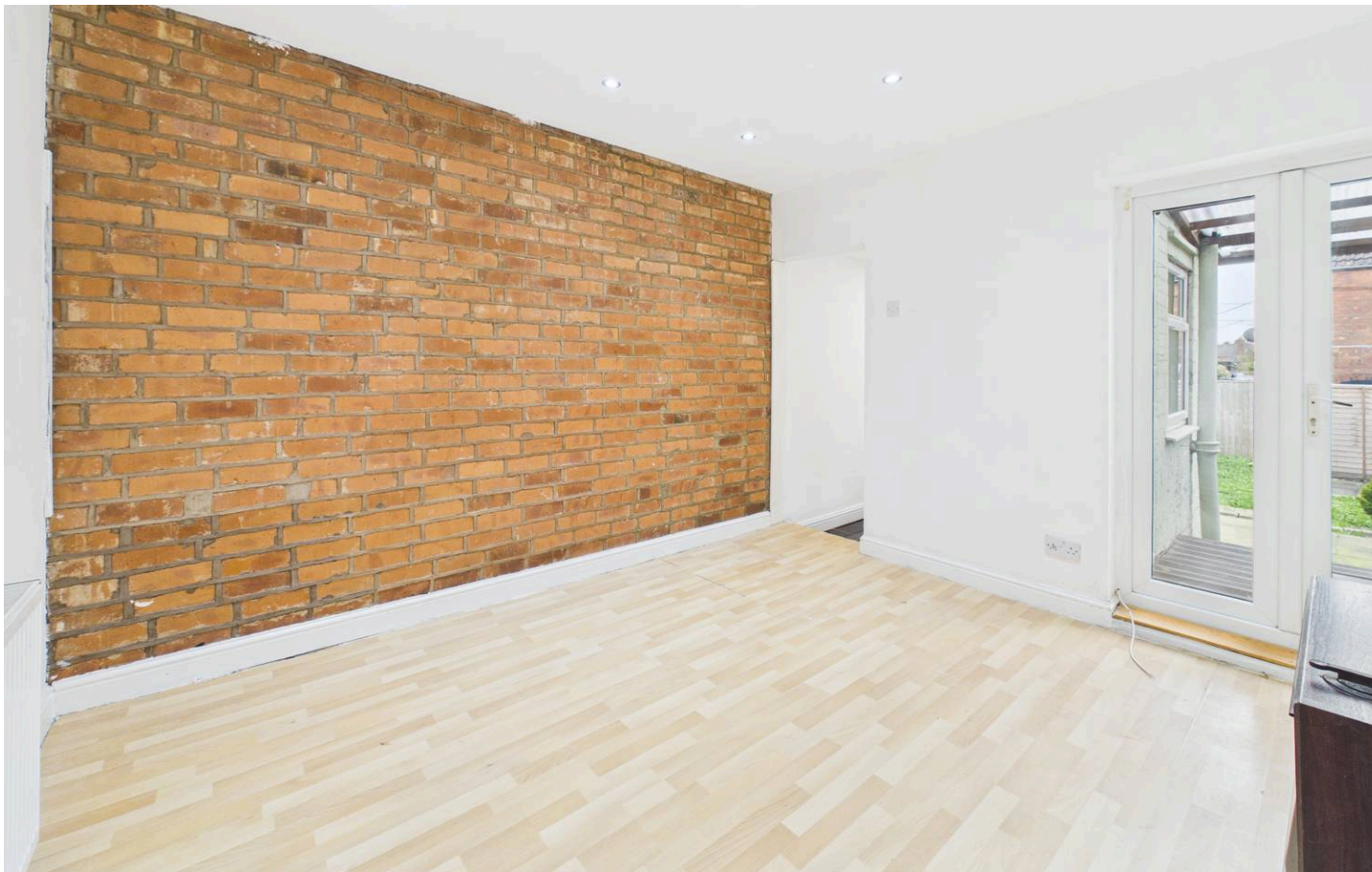




45 Huthwaite Road, Sutton-In-Ashfield, NG17 2ED

Guide Price **£100,000**





45 Huthwaite Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Two double bedroom mid-terrace with no chain, bright lounge, dining room with French doors, modern kitchen, cellar, gas central heating, double glazing, close to amenities and transport. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

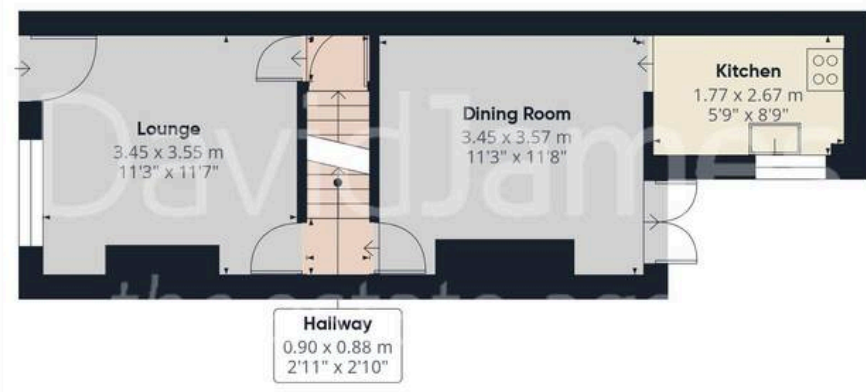
- Mid terraced house sold with no upward chain
- Two double bedrooms
- Lounge with door leading to a cellar
- Dining room with feature exposed brick elevation and French doors to the rear garden
- Newly fitted kitchen with white handleless units and integrated oven, hob and extractor
- First floor fully tiled bathroom/Wc with white suite, shower off mixer taps and feature washbasin
- Gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area
- Convenient location near to both Sutton and Huthwaite and situated on a frequent bus route
- Perfect first time purchase or buy-to-let investment







Floor -1



Floor 0

Approximate total area⁽¹⁾
73.8 m²
796 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.

GIRAFFE360



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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.