



33 Abington Avenue, Sutton-In-Ashfield - NG17 4NH

Guide Price **£200,000**





33 Abington Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

Extended three bed semi with modern kitchen, dining room, fitted wardrobes, stylish shower room, garage, driveway, and private garden. Ideal for families in a convenient location. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Well presented and extended semi-detached house
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Entrance hall with cloaks cupboard
- Good sized lounge with laminate flooring and stairs leading to the first floor
- Good sized, well appointed kitchen with Oak panelled finish units and range cooker with extractor
- Dining room with patio doors to the rear garden
- Modern, refitted first floor shower room/Wc with full height panelling to the walls and mains-fed shower
- Gas central heating, UPVC double glazing
- Driveway provides off road parking, good sized garage with pedestrian access door
- Enclosed lawned rear garden with patio area









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

87.6 m²
942 ft²

Reduced headroom

0.4 m²
4 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.

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