



**130 Sutton Road, Kirkby-In-Ashfield - NG17 8HY**

Guide Price **£170,000**





## 130 Sutton Road

Kirkby-In-Ashfield, Nottingham

NO CHAIN! 2 bed semi-detached bungalow tucked away from the roadside and ideal for those seeking single-storey living. Lounge, fitted kitchen and shower room plus an established garden and driveway!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached bungalow
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Tucked away from the roadside with local amenities and bus services nearby
- Bright and spacious lounge
- Modern fitted kitchen with space for freestanding appliances
- Two bedrooms (main bedroom with fitted wardrobes)
- Modern shower room with a three-piece white suite
- Lawned rear garden with established planting, patio seating space and a greenhouse
- Driveway provides convenient off-street parking









Approximate total area<sup>(1)</sup>  
45.1 m<sup>2</sup>  
485 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

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