



238 Huthwaite Road, Sutton-In-Ashfield, NG17 2HF

Guide Price **£130,000**



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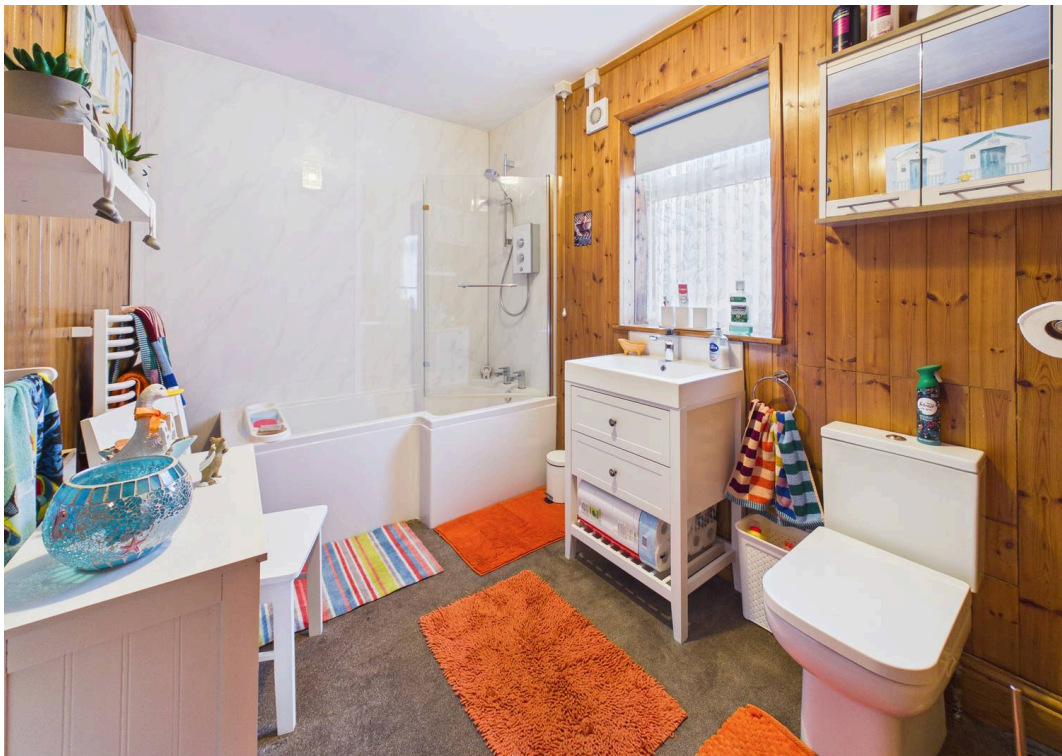
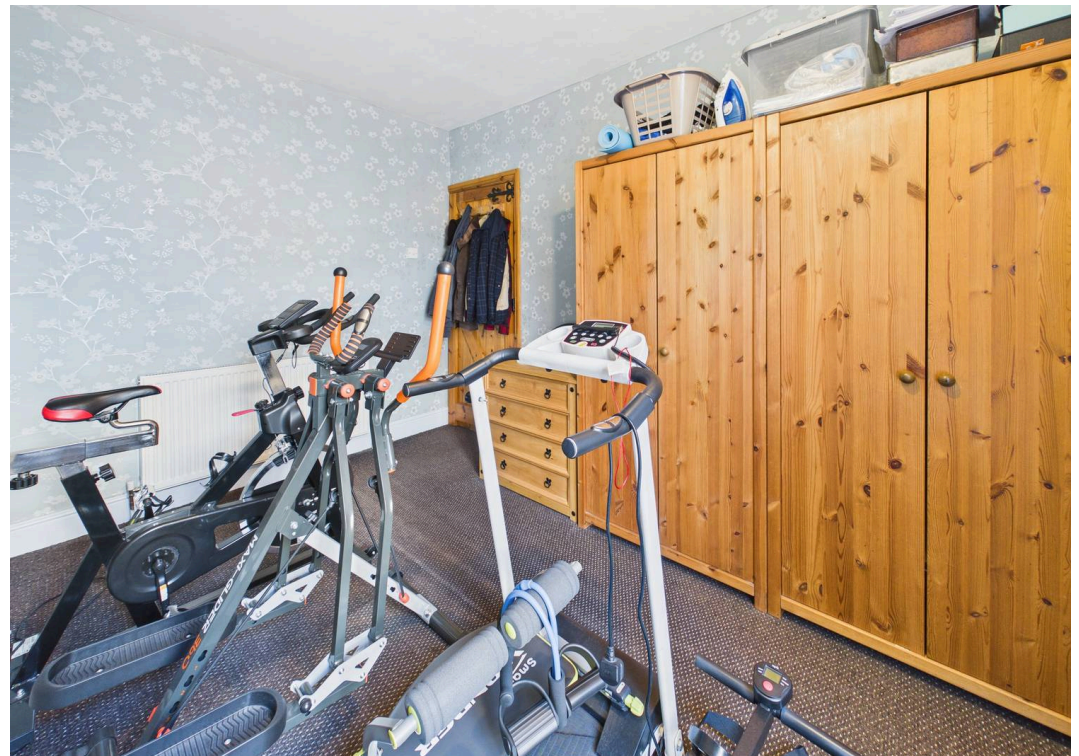
Sutton-In-Ashfield, Sutton-In-Ashfield

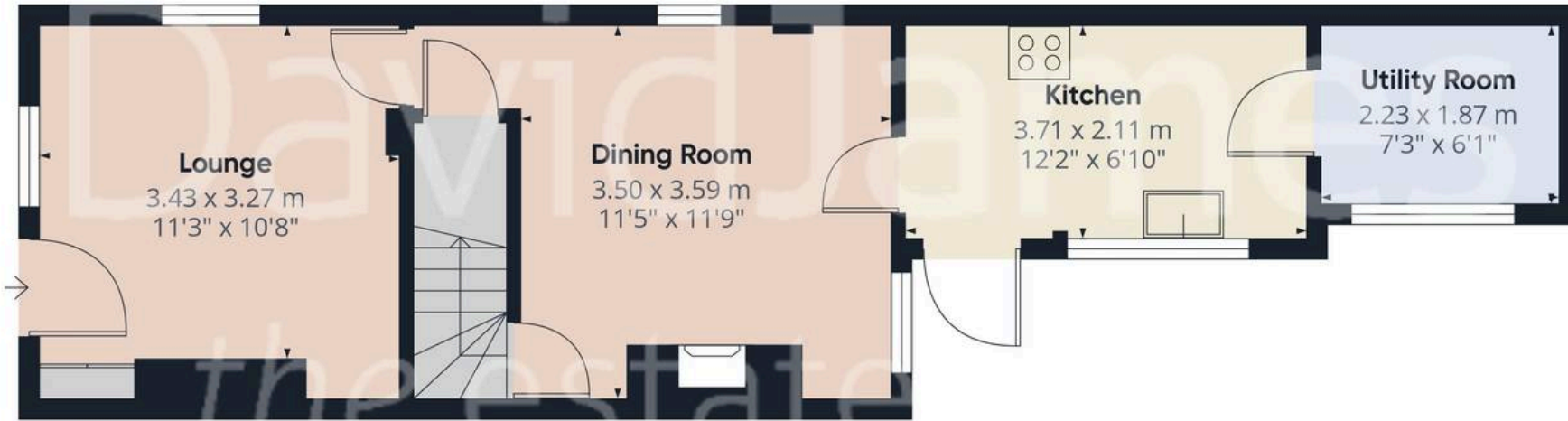
Council Tax band: A

Tenure: Freehold

- End terraced house with two double bedrooms
- Lounge with fireplace and gas fire and windows to two elevations
- Dining room with fireplace with exposed brick detail and windows to two elevations
- Good sized kitchen with black and white gloss finish contrasting units, utility room
- First floor bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing with composite front entrance door and composite stable style rear door, air conditioning unit to the kitchen
- Secure and enclosed low maintenance garden to the rear of the property
- Gravelled area with dropped kerb to the side of the property provides an off road parking bay
- Well maintained throughout with internal farmhouse style doors and a new roof fitted in 2025
- Convenient location close to both Sutton and Huthwaite and situated on a frequent bus route







Floor 0

Approximate total area⁽¹⁾

71.6 m²

772 ft²

Landing
4.43 x 0.75 m
14'6" x 2'5"



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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