9 Fern Street, Sutton-In-Ashfield - NG17 2DW

Guide Price **£160,000**

DavidJames
the estate agent

9 Fern Street

Sutton-In-Ashfield

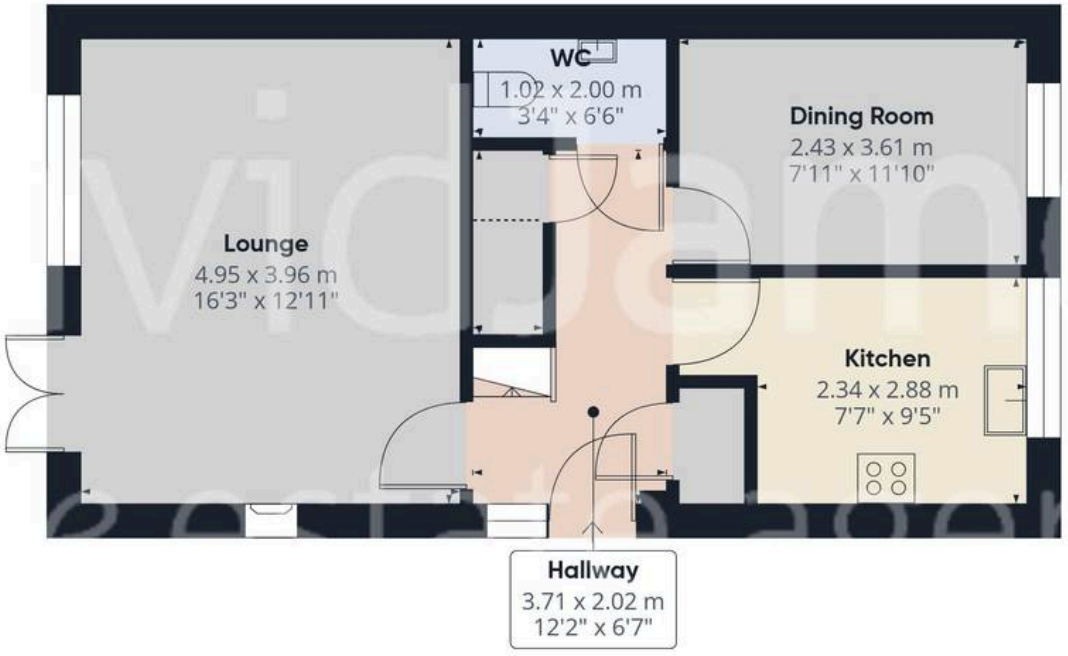
Modern three double bedroom end townhouse with lounge, dining room, kitchen, bathroom, driveway, and low maintenance garden. No chain. Close to Quarrydale Academy and local amenities.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Modern and well proportioned end townhouse
- Three double bedrooms, including a spacious principal bedroom
- Entrance hall with storage cupboard, ground floor Wc
- Good size lounge with fireplace, laminate flooring and French doors to the rear garden
- Kitchen, adjoining dining room
- First floor bathroom/Wc with white suite
- Gas central heating, UPVC double glazing
- Block paved driveway and adjoining gravelled area provide off road parking
- Low maintenance paved rear garden
- Sold with no upward chain, close to local comprehensive school



Floor 0

Floor 1

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Approximate total area(1)

90.9 m²

980 ft²

Reduced headroom

0.8 m²

9 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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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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