



## 4 Albion Road, Sutton-In-Ashfield - NG17 5FG

Guide Price £123,000



## 4 Albion Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Mid-terrace house available with no chain! Two double beds, lounge, dining kitchen and a southerly-facing garden plus excellent amenities, transport links and Sutton Lawn on the doorstep!

Council Tax band: A

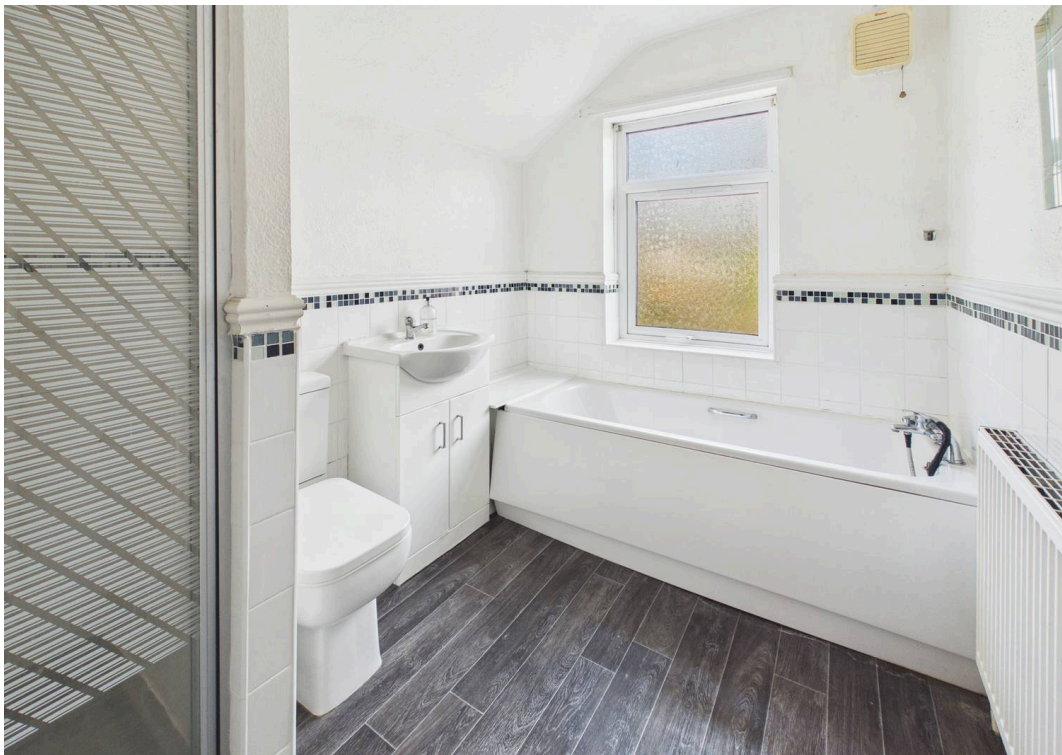
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terrace house
- Offered to the market with no upward chain
- Ideal for first-time buyers or investors
- A short walk from Sutton-in-Ashfield's amenities, bus services and retail park
- Sutton Lawn located on the doorstep
- Bright and spacious lounge
- Dining kitchen with a range of fitted units and integrated cooking appliances
- Two first floor double bedrooms (both with in-built storage)
- First floor four-piece family bathroom and a convenient ground floor WC
- Low-maintenance south easterly facing rear garden







Floor 0

Approximate total area<sup>(1)</sup>

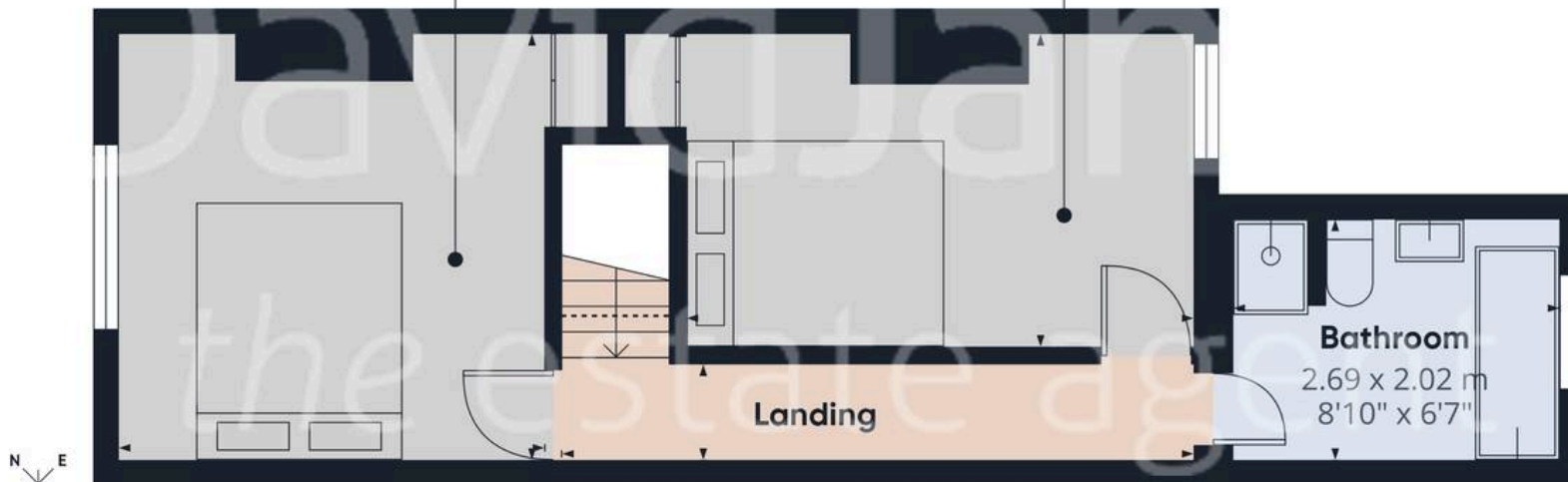
65.1 m<sup>2</sup>  
700 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

**Bedroom One**  
3.40 x 3.50 m  
11'1" x 11'5"

**Bedroom Two**  
4.03 x 2.48 m  
13'2" x 8'1"



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



## David James Estate Agents

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