



16 Southwood Avenue, Sutton-In-Ashfield - NG17 2FS

Guide Price £185,000



16 Southwood Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

Well presented 3 bed semi-detached house with modern dining kitchen, lounge, ample parking, garage, and spacious gardens. Ideal for families in a popular residential area.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Well presented semi-detached house set on a generous plot
- Three bedrooms, bedroom two with a built-in wardrobe
- Entrance hall with timber finish laminate flooring
- Lounge with fireplace with electric fire
- Good sized dining kitchen with French doors to the rear garden
- Kitchen with Beech finish units and integrated oven and hob
- First floor bathroom/Wc with white suite and mains-fed fire
- Combination gas central heating, UPVC double glazing, composite front entrance door
- Gated driveway provides off road parking with further space for a caravan/motorhome, garage
- Situated on a good sized plot with lawned side garden and rear garden with lawn and patio area

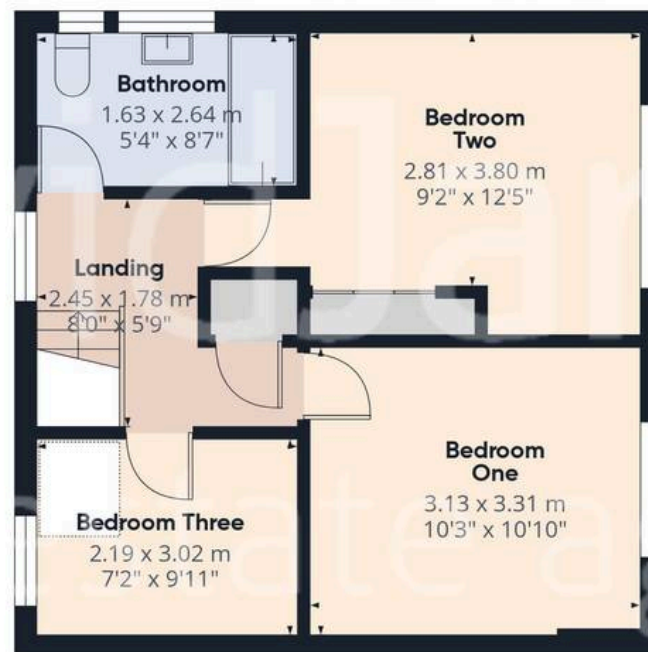








Floor 0



Floor 1



Approximate total area⁽¹⁾

77.3 m²
832 ft²

Reduced headroom

1.1 m²
11 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.

GIRAFFE360



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