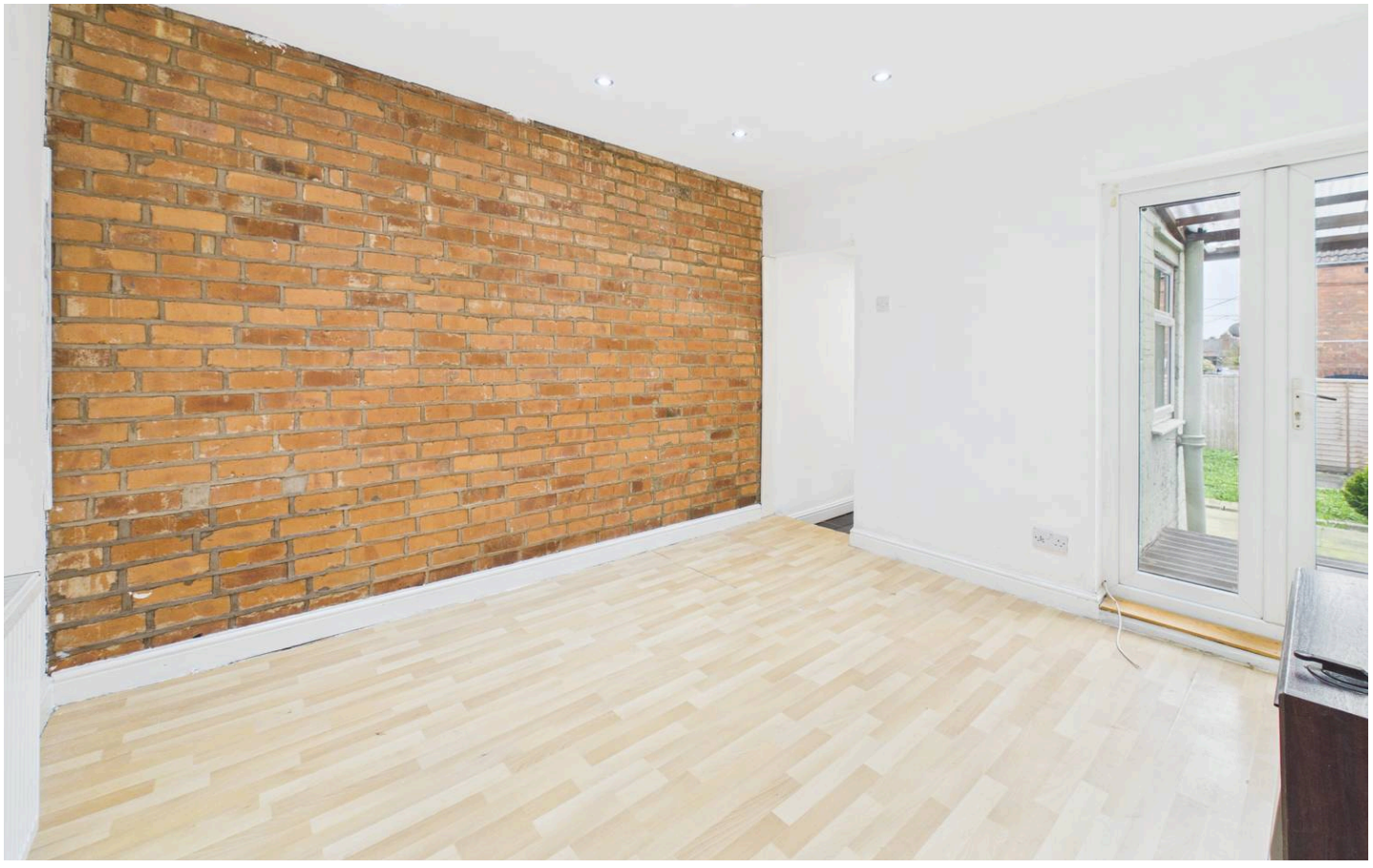
45 Huthwaite Road, Sutton-In-Ashfield, NG17 2ED

Guide Price **£120,000**

DavidJames
the estate agent



45 Huthwaite Road

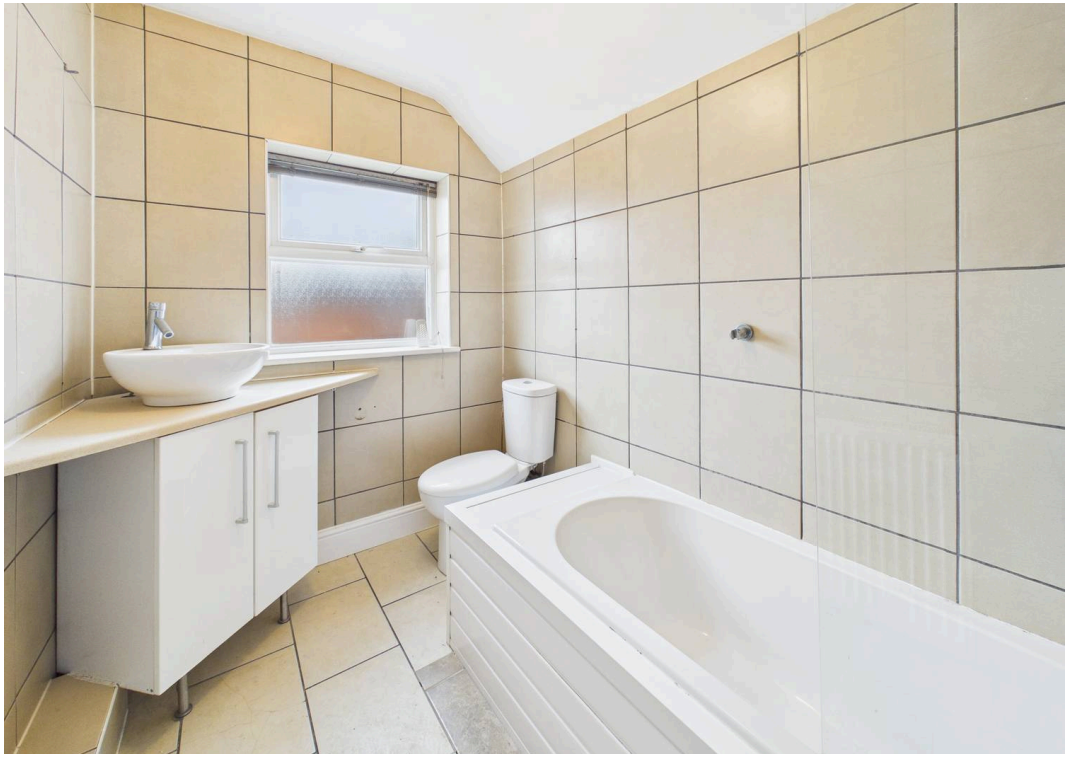
Sutton-In-Ashfield, Sutton-In-Ashfield

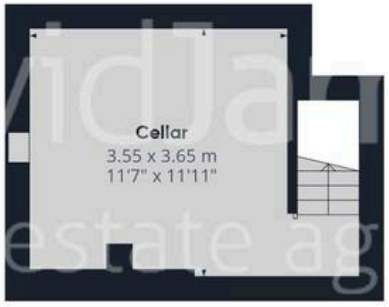
Two double bedroom mid-terrace with no chain, bright lounge, dining room with French doors, modern kitchen, cellar, gas central heating, double glazing, close to amenities and transport.
Council Tax band: A

Tenure: Freehold

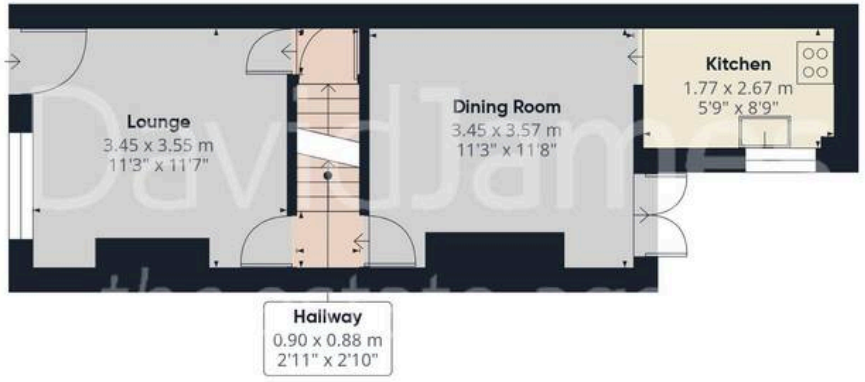
EPC Energy Efficiency Rating: D

- Mid terraced house sold with no upward chain
- Two double bedrooms
- Lounge with door leading to a cellar
- Dining room with feature exposed brick elevation and French doors to the rear garden
- Newly fitted kitchen with white handleless units and integrated oven, hob and extractor
- First floor fully tiled bathroom/Wc with white suite, shower off mixer taps and feature washbasin
- Gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area
- Convenient location near to both Sutton and Huthwaite and situated on a frequent bus route
- Perfect first time purchase or buy-to-let investment





Floor -1



Floor 0

Floor 1

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Approximate total area(1)

73.8 m²

796 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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