



23 Victoria Street, Stanton Hill, NG17 3GB

Guide Price **£100,000**

DavidJames
the estate agent



23 Victoria Street

Stanton Hill, Sutton-In-Ashfield

Spacious end terrace with 2 double bedrooms, modern kitchen, cosy lounge utility, off-road parking, low maintenance yard, and no upward chain. Ideal for first-time buyers or investors. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious and well presented end terraced house
- Two double bedrooms, both with laminate flooring
- Lounge with timber finish vinyl flooring, archway leading to an adjoining dining room with multi-fuel burner set to a fireplace
- Modern kitchen with timber grain finish white panelled doors, integrated oven, hob and extractor
- Ground floor shower room/Wc with corner shower cubicle with mains-fed shower
- Staircase from bedroom two leading to a loft space with lighting
- Lean-to/utility area
- Combination gas central heating, UPVC double glazing
- Rear yard, gated driveway to the rear of the property provides off road parking
- Sold with no upward chain



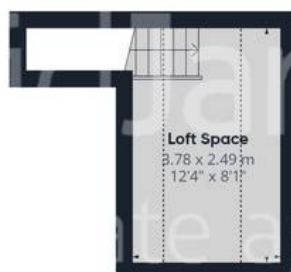




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

76.1 m²

819 ft²

Reduced headroom

5 m²

53 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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