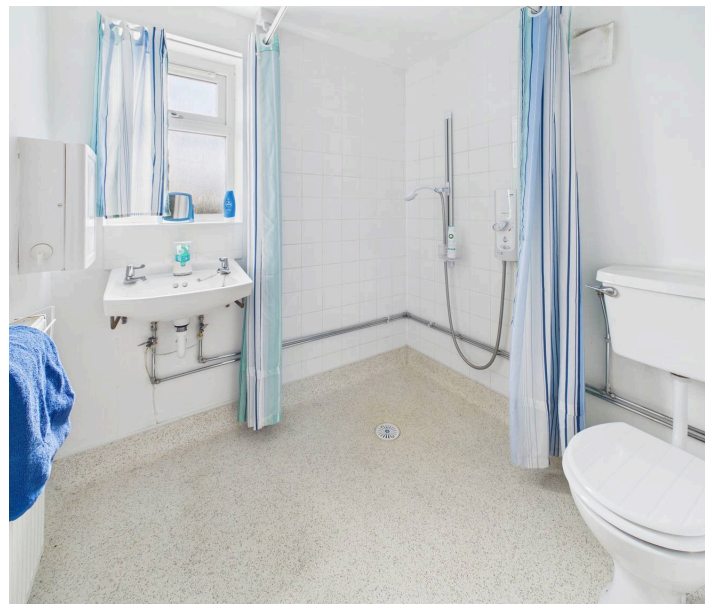




**3 Oakland Avenue, Huthwaite, NG17 2JE**

Guide Price **£185,000**





## 3 Oakland Avenue

Huthwaite, Sutton-In-Ashfield

Extended 3/4 bed semi-detached house with flexible layout, modern kitchen, ground floor wet room, lawned garden, outbuildings, no upward chain, and potential for off-road parking. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended semi-detached house sold with no upward chain
- Three/four bedrooms (ground floor bedroom four/reception room)
- Entrance porch and hallway
- Lounge with window to the front elevation
- Second reception room/ground floor bedroom with adjoining wet room/Wc with electric shower
- Modern kitchen with grey units, tiled flooring and integrated oven, hob, extractor, fridge and freezer
- First floor fully tiled bathroom/Wc with white suite, electric shower and washbasin set to a vanity unit
- Gas central heating, UPVC double glazing
- Lawned rear garden with outbuildings to the side of the property
- Well proportioned property suitable for families or someone with accessibility needs





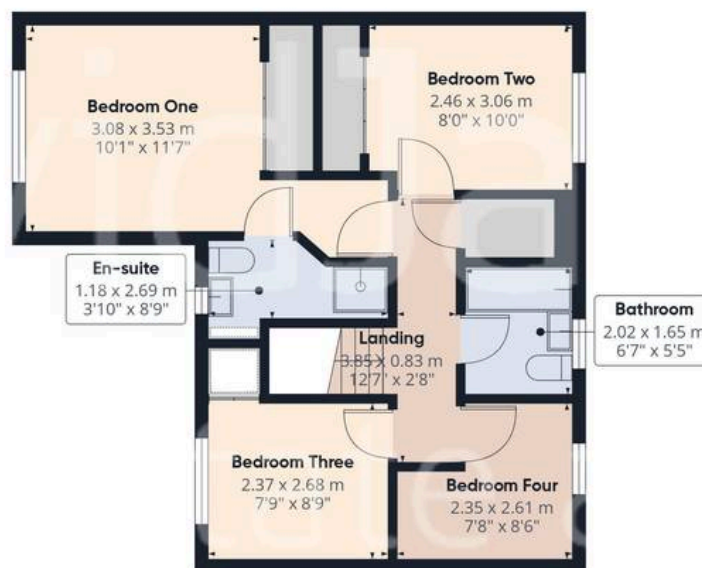


Floor 0

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

109.9 m<sup>2</sup>

1184 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.