



35 Walton Street, Sutton-In-Ashfield - NG17 4GF

Guide Price **£130,000**

DavidJames
the estate agent



35 Walton Street

Sutton-in-Ashfield

Deceptive 3-bed mid-terrace with open-plan lounge/diner, kitchen, modern bathroom and a courtyard-style garden. Close to Sutton-in-Ashfield's amenities, transport links and King's Mill hospital!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Mid-terrace house
- Ideal for first-time buyers, families and investors
- Within easy reach of Sutton-in-Ashfield's excellent nearby amenities, transport links and King's Mill Hospital
- Bright and spacious open-plan lounge/dining room with a feature central staircase
- Fitted kitchen with space for a variety of freestanding appliances
- Three first floor bedrooms (including two double rooms)
- Modern bathroom with a three-piece suite, chrome-finish towel radiator and vanity storage
- Gas central heating and UPVC double glazing
- Low-maintenance courtyard-style garden
- Useful outbuilding storage to the rear









Floor 0



Floor 1



Approximate total area⁽¹⁾

84.6 m²
910 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.

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