



## 18 All Saints Court, Huthwaite - NG17 2SP

Guide Price £195,000



## 18 All Saints Court

Huthwaite, Sutton-In-Ashfield

NO CHAIN! Well-presented 3-bed semi-detached home close to amenities and transport links! Lounge, open plan dining kitchen, bathroom, superb garden and both a garage and driveway with EV charging.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

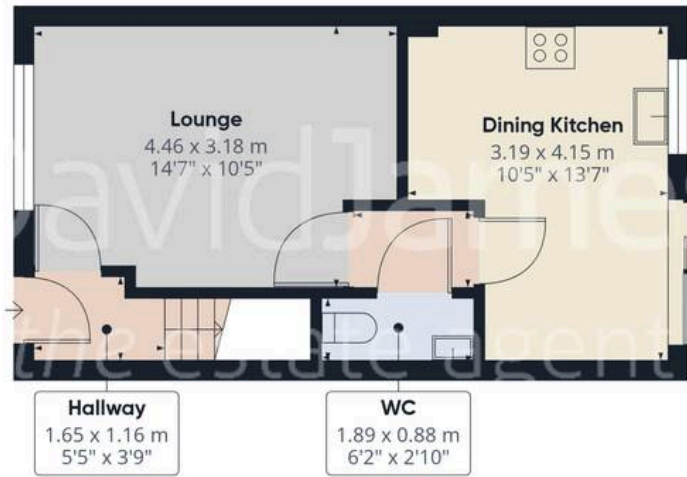
EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Offered to the market with no upward chain
- Ideal for families or first-time buyers looking to step on the property ladder
- Cul-de-sac location with local amenities and frequent transport links available nearby
- Bright and inviting lounge
- Superb open plan dining kitchen with integrated cooking appliances and patio doors
- Three first floor bedrooms
- First floor three-piece modern bathroom and a convenient downstairs WC
- Fantastic established garden with lawn, mature planting and patio seating space
- Garage and driveway with EV charging point









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

73.3 m<sup>2</sup>

789 ft<sup>2</sup>

(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

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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