



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

Guide Price £120,000

DavidJames
the estate agent



27 Huthwaite Road

Sutton-In-Ashfield

Two bedroom mid-terrace with no upward chain. Lounge, dining room, modern kitchen, upstairs bathroom. Low maintenance yard, outside stores. Close to Sutton amenities and transport. Ideal first buy.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid terraced house sold with no upward chain
- Two bedrooms
- Lounge with window to the front elevation
- Dining room with understairs storage cupboard
- Kitchen with a range of timber finish units and breakfast bar
- Good sized first floor bathroom/Wc with white suite and mains-fed shower
- Combination gas central heating, UPVC double glazing
- Rear yard with outside stores
- Close to Sutton's amenities
- Neutrally decorated, ideal first time purchase or buy-to-let investment







Approximate total area⁽¹⁾

69.8 m²

752 ft²

Reduced headroom

0.6 m²

6 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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David James Estate Agents

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

01623 554084 • sutton@david-james.com • www.david-james.com

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