



42 New Street, Huthwaite – NG17 2LS

Guide Price £98,000

DavidJames
the estate agent



42 New Street

Huthwaite, Sutton-In-Ashfield

NO CHAIN! Well-presented 2 bed terraced home within easy reach of transport links and Brierley Forest Park! Ideal for first-time buy with 2 reception rooms, modern bathroom and a southerly garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Beautifully-presented terraced home
- Offered to the market with no upward chain
- Within walking distance of local shops, bus links and the stunning Brierley Forest Park
- Recently redecorated throughout
- Perfect for first-time buyers or buy-to-let investors
- Two reception rooms (lounge and separate dining room)
- Fitted kitchen with integrated cooking appliances and a useful utility area
- Two first floor well-proportioned bedrooms
- Superb four-piece modern bathroom (including a bath and separate walk-in shower enclosure)
- Generous and southerly-facing lawned rear garden with patio seating space









Floor 0

Approximate total area⁽¹⁾

73.9 m²

796 ft²

Reduced headroom

0.5 m²

5 ft²



Floor 1

(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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