

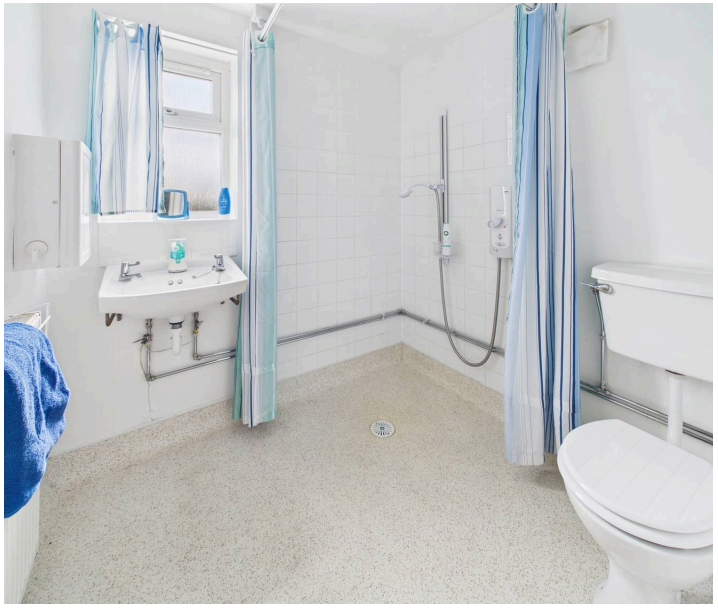
3 Oakland Avenue, Huthwaite, NG17 2JE

Guide Price **£180,000**

DavidJames
the estate agent







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
- Ideally positioned for easy access to amenities, transport links and King's Mill Hospital
- Well proportioned property suitable for families or those with accessibility requirements
- 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
- Three/four bedrooms (ground floor bedroom four/reception room)
- Gas central heating, UPVC double glazing
- Lawned rear garden with outbuildings to the side of the property


1.10
LAMONA











Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area(1)

81.5 m²

876 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.

GIRAFFE360



David James Estate Agents

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

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

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.