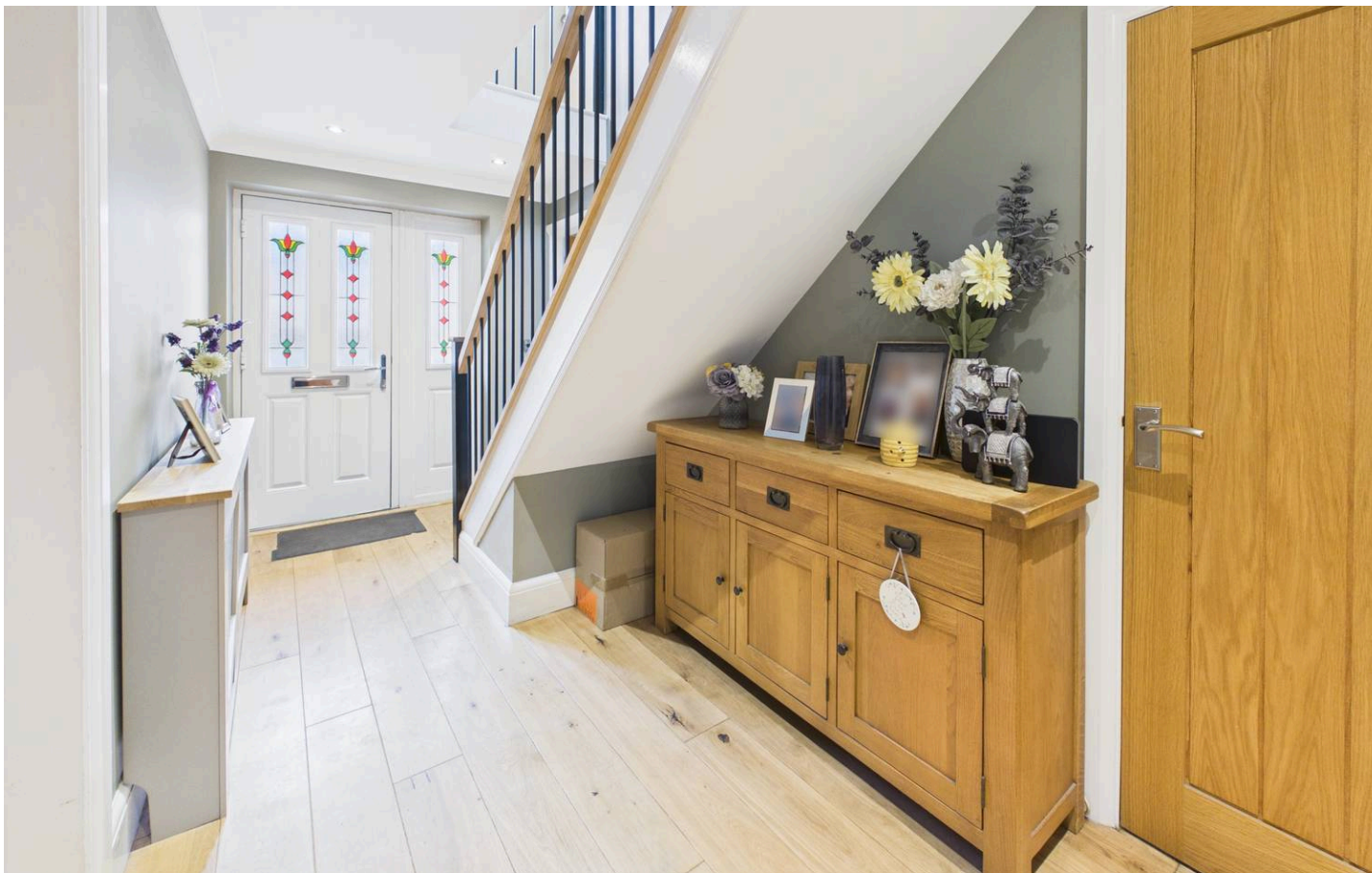




39a Victoria Street, Stanton Hill, NG17 3GB

Guide Price **£250,000**





39a Victoria Street

Stanton Hill, Sutton-In-Ashfield

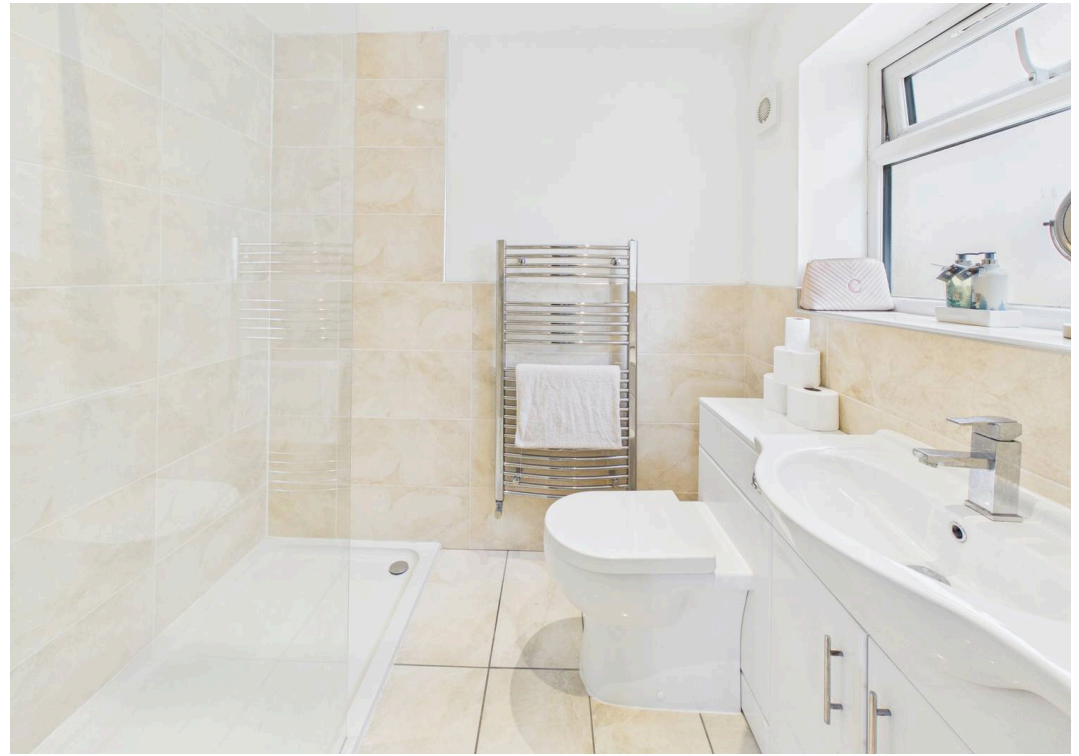
Council Tax band: C. Tenure: Freehold

EPC Energy Efficiency Rating: E

- Modern and well presented detached house
- Three double bedrooms, bedroom one with en-suite shower room/Wc with double cubicle and mains-fed shower
- Entrance hall with engineered Oak flooring and composite entrance door with stained glass effect detailing
- Spacious lounge with French doors to the rear garden
- Spacious dining kitchen with tiled flooring, kitchen with panelled units, solid timber worktops and integrated double oven, hob, extractor, dishwasher and freestanding fridge/freezer
- Utility room with tiled flooring, ground floor Wc with washbasin with half height tiling to the walls
- First floor bathroom/Wc with white suite and separate shower cubicle with mains-fed shower
- Combination gas central heating, UPVC double glazing
- Block paved driveway provides off road parking
- Low maintenance rear garden with block paved pathways, tiled patio areas (including an area with a pergola), artificial lawned areas and timber garden shed











Floor 0



Floor 1



Approximate total area⁽¹⁾

106.3 m²

1143 ft²

Reduced headroom

0.8 m²

9 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



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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.