



40 Russell Street, Sutton-In-Ashfield – NG17 4BE

DavidJames
the estate agent



40 Russell Street

Sutton-In-Ashfield

Three bedroom terraced house with lounge, dining room, kitchen, utility, downstairs WC, family bathroom, rear garden with decking, lawn and outbuilding, and permit parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

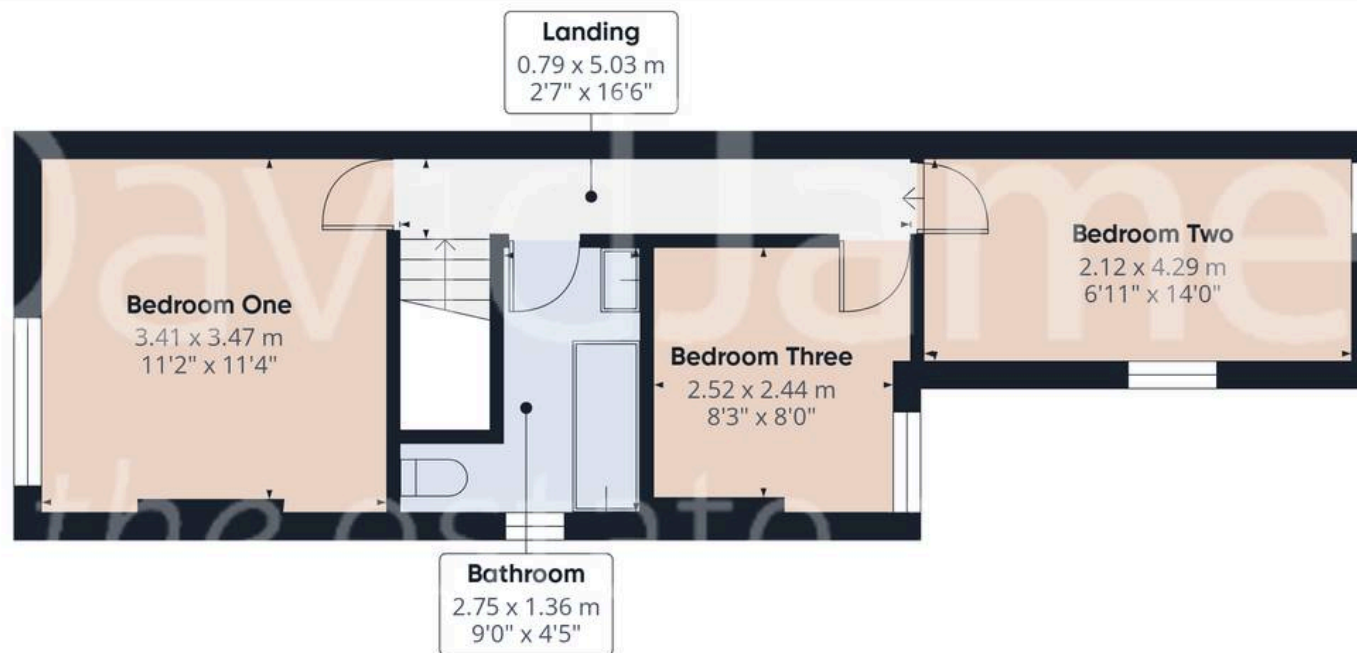
- Terraced family house
- Ideal for investors or first time buyers
- Conveniently located close to Sutton-in-Ashfield's local shops, amenities and transport links
- Three generous bedrooms (with a double aspect rear guest bedroom)
- Three piece family bathroom with towel radiator
- Spacious lounge with feature electric fire
- Dining room with feature electric fireplace and under stairs storage cupboard
- Kitchen with wooden effect worktops and integrated cooking appliances
- Utility room with two piece WC
- Rear garden with outbuilding, decked seating area and lawn







Floor 0



Floor 1

Approximate total area⁽¹⁾

79.7 m²

858 ft²

Reduced headroom

0.7 m²

8 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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