



**24 Leyton Avenue, Sutton-In-Ashfield – NG17 3BD**

Guide Price **£170,000**

**DavidJames**  
the estate agent



## 24 Leyton Avenue

Sutton-In-Ashfield

NO CHAIN! 2 bed detached bungalow with lots of potential – perfect for those seeking single-storey living! Lounge, kitchen, bathroom and a low-maintenance rear garden plus a gated driveway and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Detached bungalow with lots of potential
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of frequent transport links and Sutton-in-Ashfield's wider amenities
- Good-sized dual-aspect lounge
- Fitted kitchen with integrated cooking appliances
- Two well-proportioned bedrooms
- Three-piece bathroom with an electric over-bath shower
- Low-maintenance and enclosed rear garden
- Gated driveway and useful garage providing off-street parking







Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

66.6 m<sup>2</sup>  
715 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

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