



## 21 Tenter Close, Sutton-In-Ashfield, NG17 4GS

Guide Price £135,000





## 21 Tenter Close

Sutton-In-Ashfield, Sutton-In-Ashfield

Modern three-storey end townhouse with three bedrooms, en-suite, family bathroom, lounge, kitchen, off-road parking, L-shaped garden bordering a park, and no upward chain. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern three storey end townhouse
- Three bedrooms, bedroom one to the second floor with en-suite shower room/Wc
- Entrance hall, ground floor Wc with washbasin
- Lounge with French doors to the rear garden and laminate flooring as well as an understairs storage cupboard
- Kitchen with integrated oven and hob
- First floor bathroom/Wc with white suite
- Gas central heating, UPVC double glazing
- Driveway provides off road parking
- L-shaped rear garden which wraps around the side of the property and borders a local park
- Sold with no upward chain

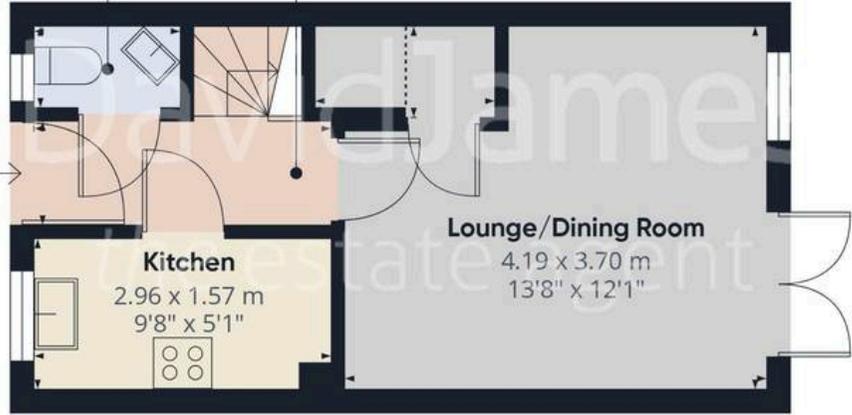




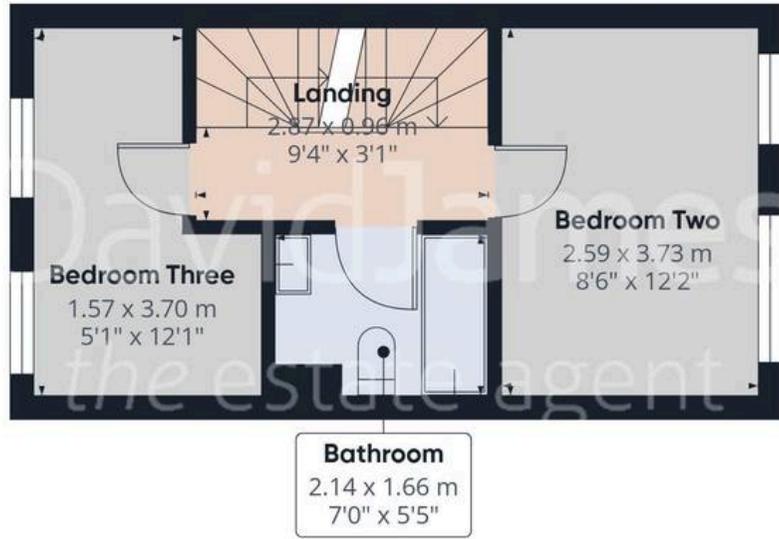


**WC**  
1.53 x 0.89 m  
5'0" x 2'10"

**Hallway**  
2.97 x 1.03 m  
9'9" x 3'4"



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
67.1 m<sup>2</sup>  
722 ft<sup>2</sup>

**Reduced headroom**  
0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(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

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