



16 Heathcote Place, Sutton-In-Ashfield, NG17 5GL

Guide Price **£110,000**

DavidJames
the estate agent



16 Heathcote Place

Sutton-In-Ashfield

This end-of-terrace house in Sutton is ideal for first-time buyers or investors and is sold with no upward chain. Features a lounge, dining room, kitchen, 2 bedrooms, and first-floor bathroom/WC. Benefits include gas central heating, UPVC double glazing, front garden, and rear yard with storage. Conveniently located near Sutton Town Centre.

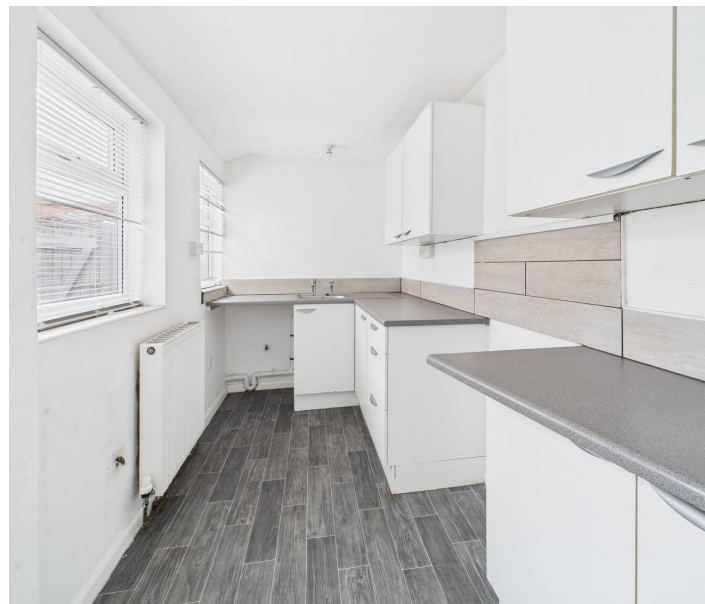
Council Tax band: A

Tenure: Freehold

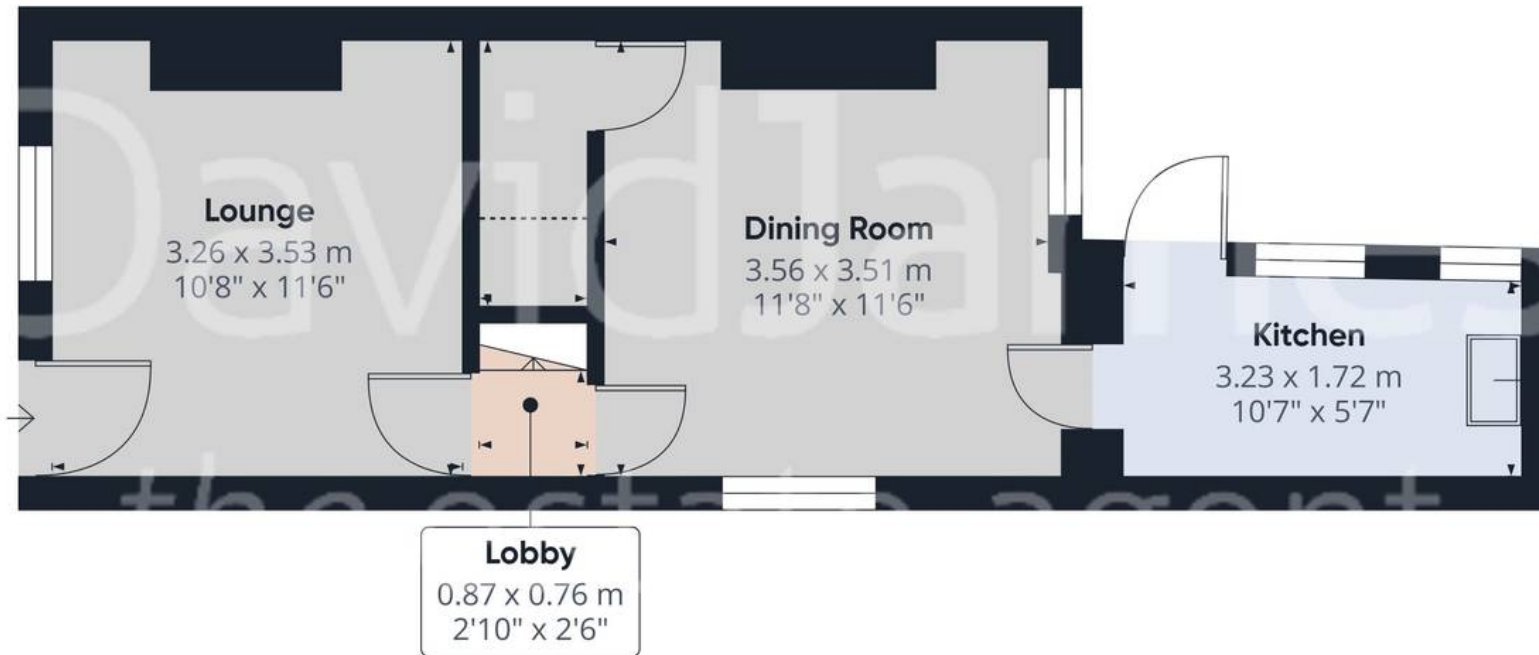
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Period end-of-terrace house with a C-rated EPC
- Two bedrooms
- Lounge
- Separate dining room with storage cupboard
- Kitchen with white units
- First floor bathroom/Wc with white suite and shower
- Combination gas central heating, UPVC double glazing
- Enclosed low maintenance front garden and rear yard
- In close proximity to Sutton Town Centre and the retail park
- Sold with no upward chain







Floor 0



Floor 1

Approximate total area⁽¹⁾

56.7 m²

610 ft²

Reduced headroom

0.6 m²

6 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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