



29 Howard Street, Sutton-In-Ashfield, NG17 4DD

Guide Price **£160,000**

DavidJames
the estate agent



29 Howard Street

Sutton-In-Ashfield

Council Tax band: A

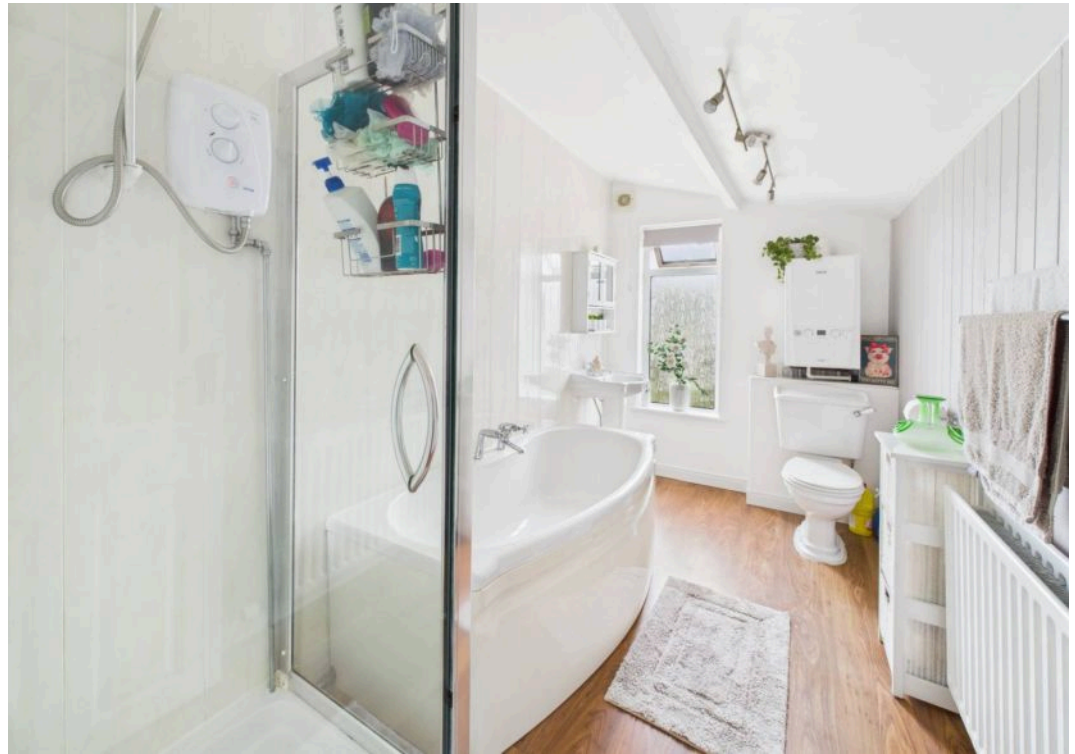
Tenure: Freehold

EPC Energy Efficiency Rating: E

- Well presented, Edwardian, three storey end terraced house
- Three double bedrooms set over the first and second floors
- Entrance hall with storage cupboard
- Lounge with laminate flooring and fireplace showcasing an electric fire
- Adjoining dining room with laminate flooring and electric fire
- Modern kitchen with white gloss units and integrated oven, hob and extractor
- Conservatory/sun room with laminate flooring and polycarbonate roof
- First floor bathroom/Wc with white suite and separate shower cubicle with electric shower
- Combination gas central heating, UPVC double glazing
- Lawned rear garden with decking area and brick built outbuilding (which could be further developed)









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

105.6 m²

1138 ft²

Reduced headroom

0.2 m²

2 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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