



**25 Hedgerow Close, Sutton-In-Ashfield, NG17 1JY**

Guide Price **£155,000**

**DavidJames**  
the estate agent





## 25 Hedgerow Close

Sutton-In-Ashfield, Sutton-In-Ashfield

Modern mid townhouse, 2 bed with built-in wardrobes. Kitchen, lounge with fireplace, garden access. Bathroom, gas central heating, UPVC double glazing. Tandem driveway, attractive rear garden. Ideal for various lifestyles, first-time buyers, downsizers, investors.

Council Tax band: A

Tenure: Freehold

- Well presented modern mid townhouse
- Two bedrooms, both with built-in wardrobes
- Entrance hall with composite entrance door
- Lounge/dining room with fireplace and a glazed door to the rear garden
- Kitchen with integrated oven and hob
- First floor bathroom/Wc with mains fed shower
- Combination gas central heating, UPVC double glazing
- Allocated tandem driveway provides off road parking for two vehicles
- Attractive enclosed rear garden with patio and lawn areas as well as established borders
- Perfect first-time purchase, downsizing property or buy-to-let investment















Floor 0



Floor 1

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

50.6 m<sup>2</sup>

545 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

11 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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