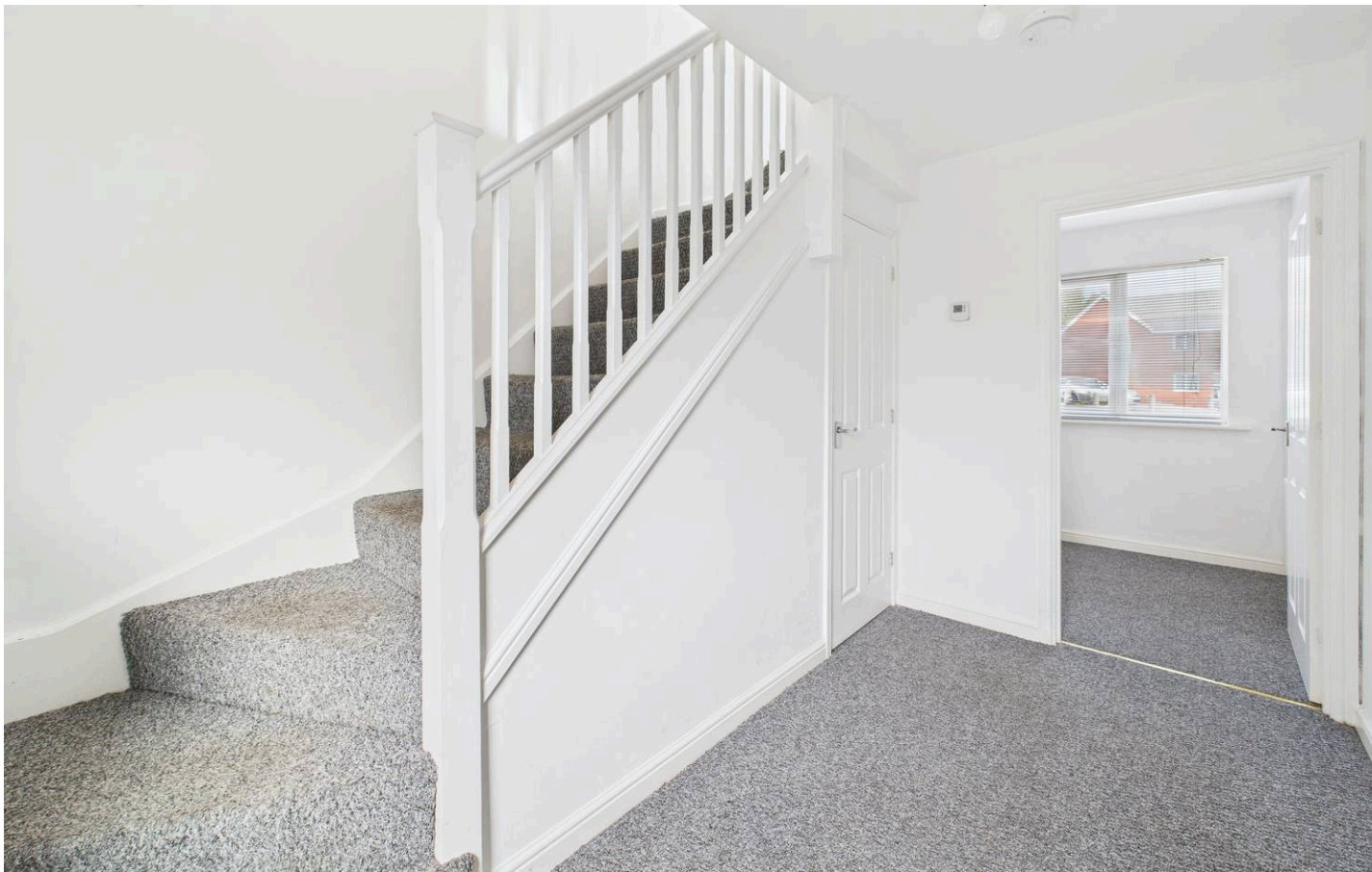




10 High Oakham Close, Sutton-In-Ashfield, NG17 4JS
£137,500



10 High Oakham Close

Sutton-In-Ashfield, Sutton-In-Ashfield

Modern coach house with 2 bedrooms, open plan living/dining area, laminate flooring, Birch finish kitchen units, bathroom/WC with electric shower, gas central heating, UPVC double glazing, allocated parking. Close to amenities and Kings Mill Hospital, ideal location for convenience.

Council Tax band: A

Tenure: Freehold

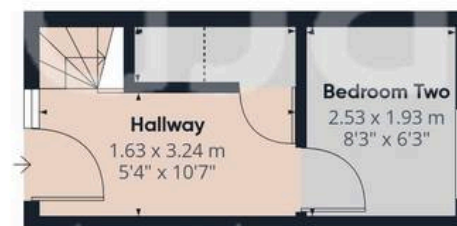
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern coachhouse sold with no upward chain
- Two bedrooms (ground floor bedroom two)
- Entrance hall with understairs storage cupboard
- First floor open plan living/dining areas and kitchen with laminate flooring
- Kitchen with integrated oven and hob
- Bathroom/Wc (accessed from bedroom one) with white suite and electric shower
- Gas central heating, UPVC double glazing
- Allocated parking space to the rear
- Close to Sutton's amenities and Kings Mill Hospital
- Perfect first time purchase or buy-to-let investment







Floor 0



Floor 1

Approximate total area⁽¹⁾

50.3 m²

541 ft²

Reduced headroom

0.6 m²

7 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.

GIRAFFE360



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com