



238 Huthwaite Road, Sutton-In-Ashfield, NG17 2HF

Guide Price **£140,000**





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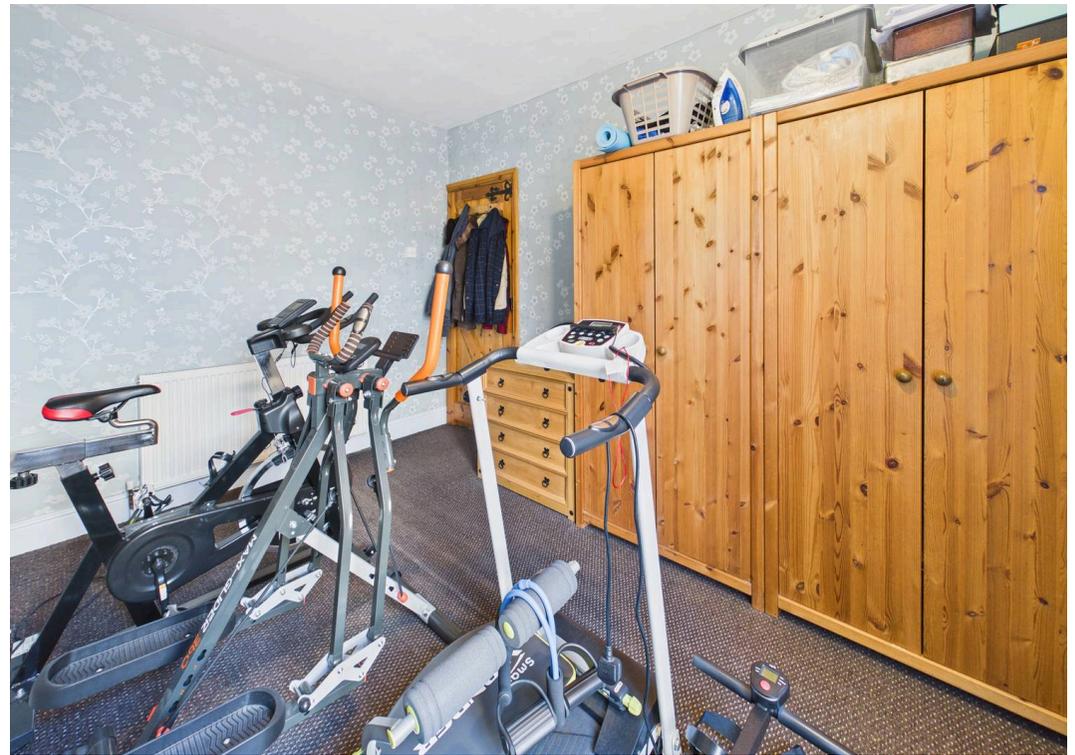
Sutton-In-Ashfield, Sutton-In-Ashfield

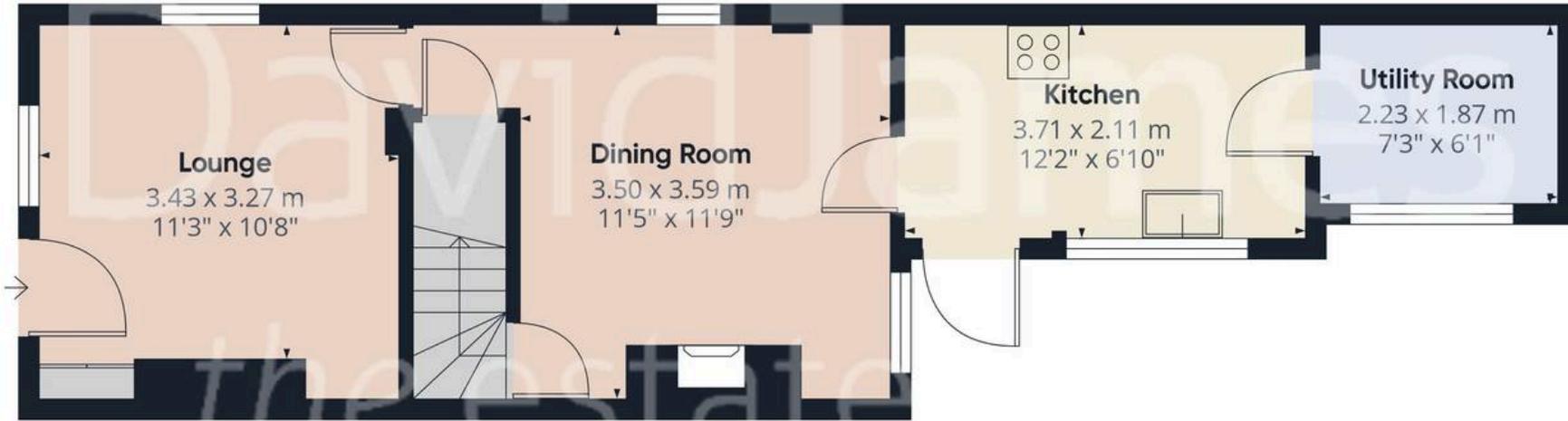
Council Tax band: A

Tenure: Freehold

- End terraced house with two double bedrooms
- Lounge with fireplace and gas fire and windows to two elevations
- Dining room with fireplace with exposed brick detail and windows to two elevations
- Good sized kitchen with black and white gloss finish contrasting units, utility room
- First floor bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing with composite front entrance door and composite stable style rear door, air conditioning unit to the kitchen
- Secure and enclosed low maintenance garden to the rear of the property
- Gravelled area with dropped kerb to the side of the property provides an off road parking bay
- Well maintained throughout with internal farmhouse style doors and a new roof fitted in 2025
- Convenient location close to both Sutton and Huthwaite and situated on a frequent bus route







Floor 0

Approximate total area⁽¹⁾

71.6 m²

772 ft²

Landing
4.43 x 0.75 m
14'6" x 2'5"



Floor 1

(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

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