



**15 Pelham Street, Sutton-In-Ashfield, NG17 2EF**

Guide Price **£140,000**





## 15 Pelham Street

Sutton-In-Ashfield, Sutton-In-Ashfield

Spacious three bedroom mid-terrace with no chain. Features modern kitchen, lounge with fireplace, gas heating, double glazing, low maintenance garden, and quiet location near local amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Larger than average mid terraced house sold with no upward chain
- Three bedrooms
- Lounge with fireplace and laminate flooring
- Dining room with laminate flooring
- Kitchen with a range of Oak finish panelled units, tiled flooring and integrated oven and hob
- First floor bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Low maintenance gravelled rear garden area with decking
- Set on a quiet side road close to Sutton and Huthwaite's amenities
- Perfect first time purchase or buy-to-let investment







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

90.4 m<sup>2</sup>

974 ft<sup>2</sup>



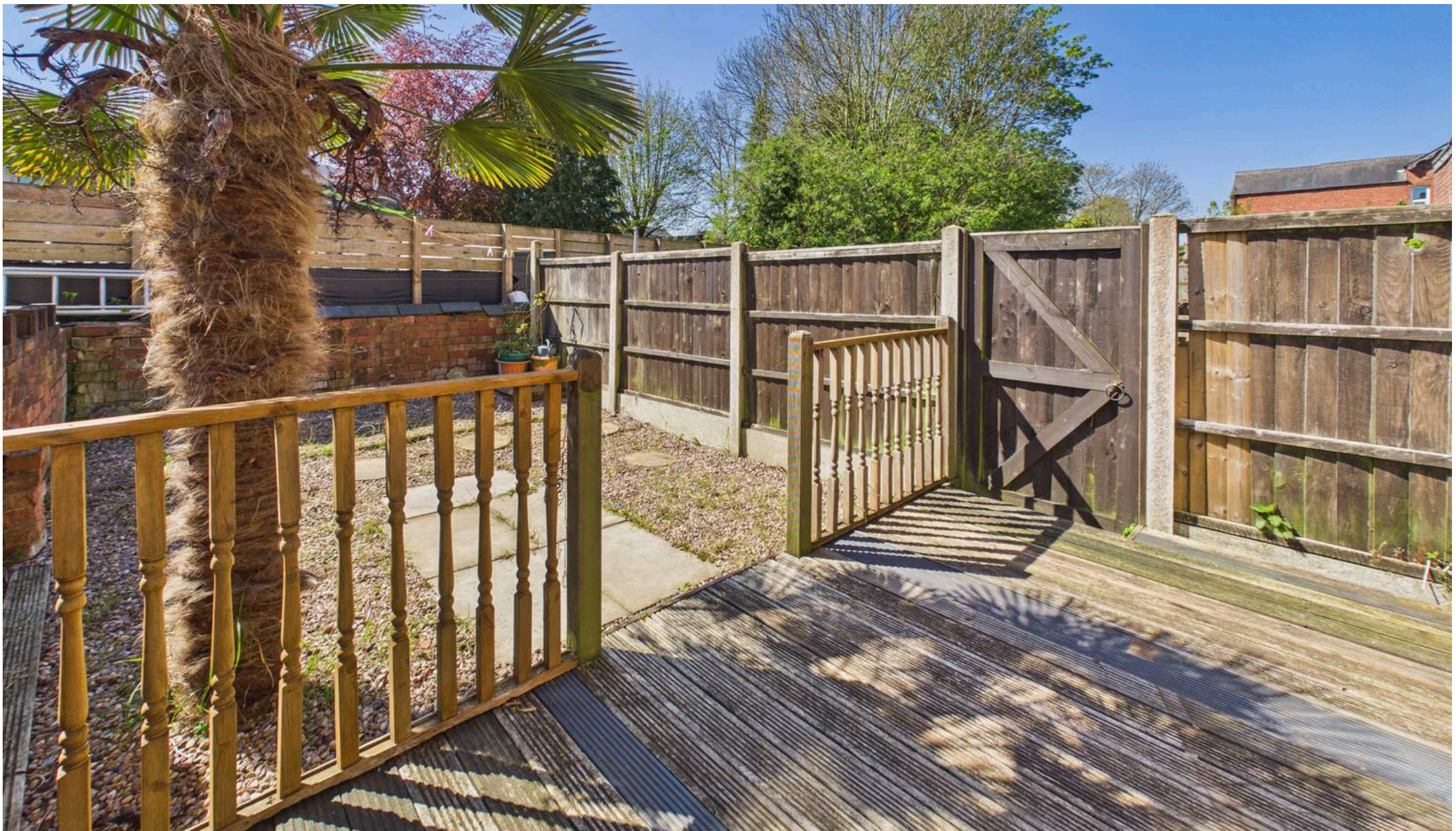
(1) Excluding balconies and terraces

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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