



2 Sylvan Crescent, Sutton-In-Ashfield - NG17 3DL

Guide Price £165,000



2 Sylvan Crescent

Sutton-In-Ashfield, Sutton-In-Ashfield

NO CHAIN! 3 bed semi-detached home within easy reach of local amenities, transport links and schools! Lots of potential with 2 reception rooms, shower room and a southerly-facing garden plus drive!

Council Tax band: A

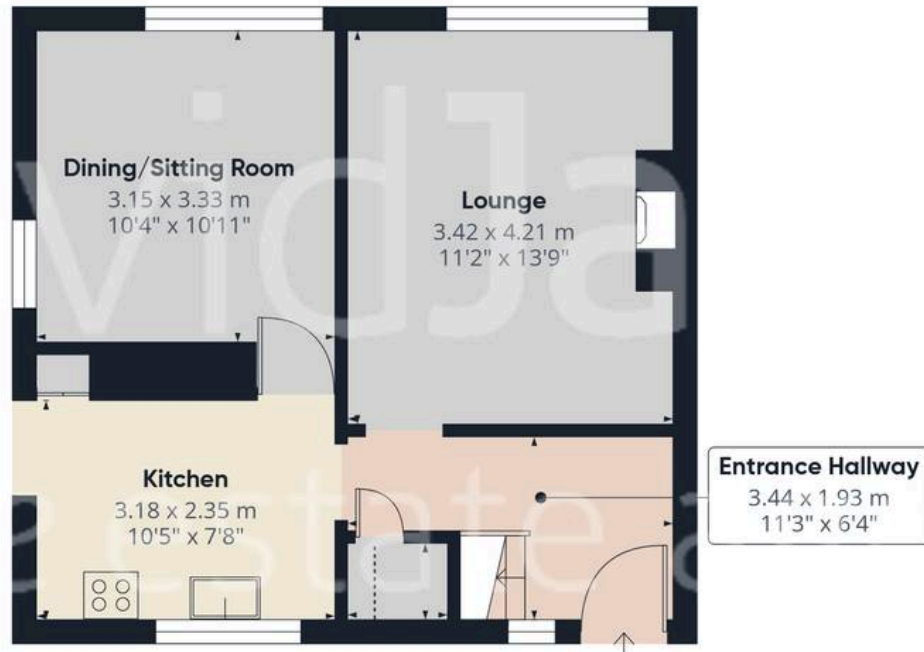
Tenure: Freehold

- Semi-detached family home
- Offered to the market with no upward chain
- Situated on a generous and desirable corner plot
- Within easy reach of local amenities, nearby schools and transport links
- Two versatile reception rooms (lounge and separate dining/sitting room)
- Kitchen with scope for modernisation
- Three first floor bedrooms (including two generous doubles)
- First floor shower room with a modern three-piece white suite
- Generous southerly-facing with lawn and useful outbuildings
- Driveway providing convenient multi-vehicle parking

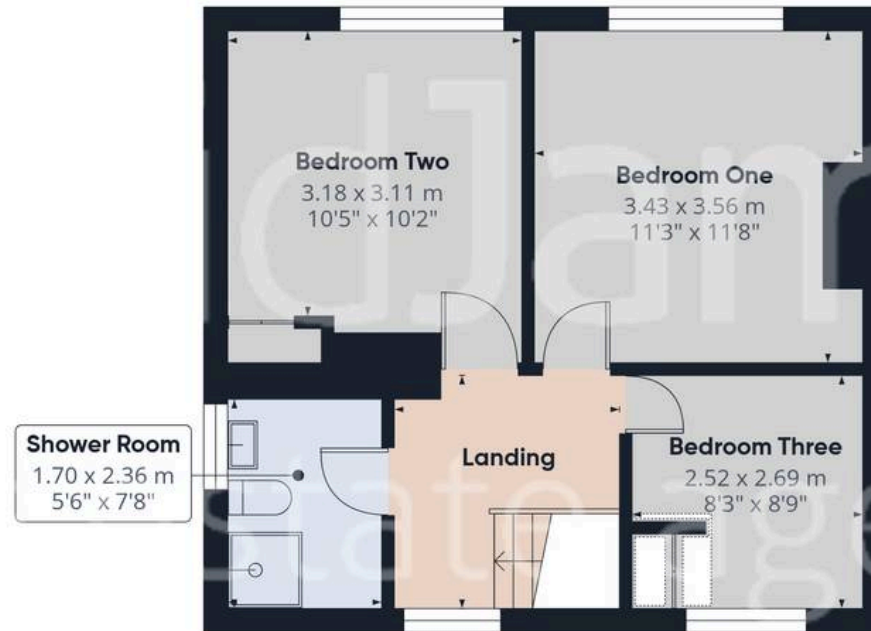








Floor 0



Floor 1



Approximate total area⁽¹⁾

77 m²
829 ft²

Reduced headroom

0.7 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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.