



**28 Fern Street, Sutton-In-Ashfield - NG17 2DW**

Guide Price **£170,000**





## 28 Fern Street

Sutton-In-Ashfield

NO CHAIN! 2 bedroom semi-detached bungalow ideal for those seeking the benefits of single-storey living! Good-sized lounge, dining kitchen and bathroom plus a lawned rear garden, drive and garage!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi-detached bungalow with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of local amenities and frequent bus services
- Neutrally decorated with potential to further modernise
- Good-sized lounge with a feature fireplace
- Dining kitchen with a range of fitted units and integrated cooking appliances
- Two bedrooms (both with fitted wardrobes)
- Bathroom with a three-piece suite
- Good-sized lawned rear garden
- Driveway provides off-street parking and leads to a detached garage







Approximate total area<sup>(1)</sup>  
58.5 m<sup>2</sup>  
629 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## David James Estate Agents

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