



**27 Cavendish Avenue, Sutton-In-Ashfield - NG17 2AF**

Guide Price **£155,000**





## 27 Cavendish Avenue

Sutton-In-Ashfield

Well-presented semi-detached home with Sutton-in-Ashfield's amenities on the doorstep! Features 2 double beds, modern kitchen, lounge, conservatory and garden plus both a gated driveway and garage!

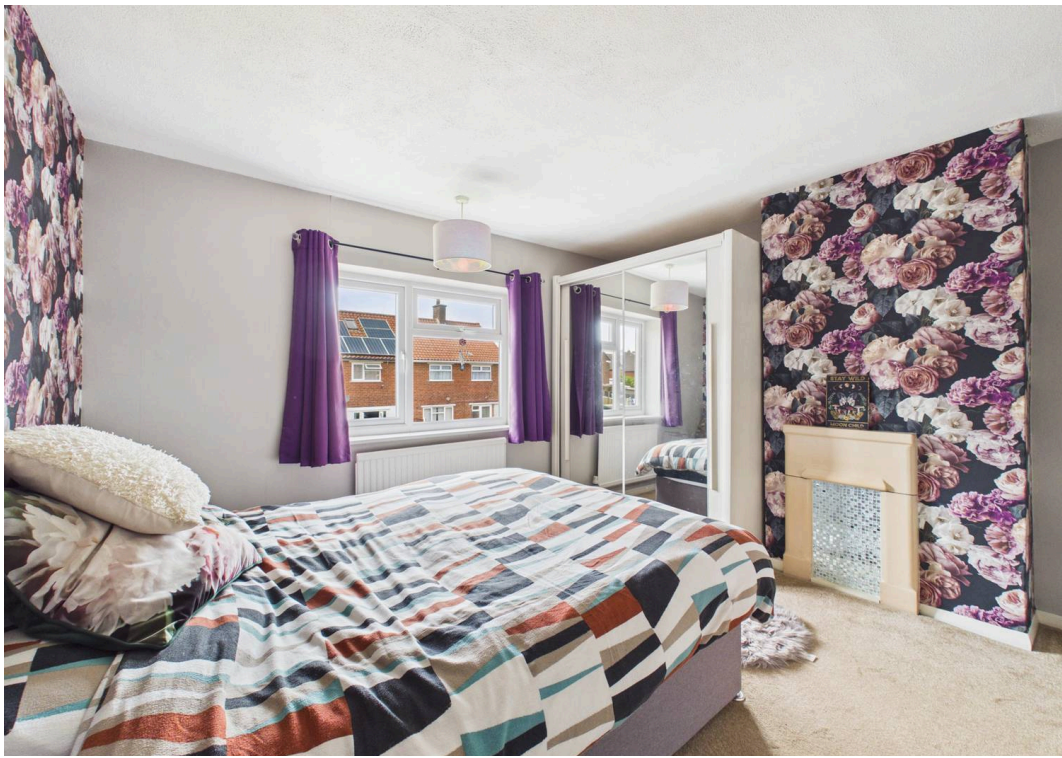
Council Tax band: A

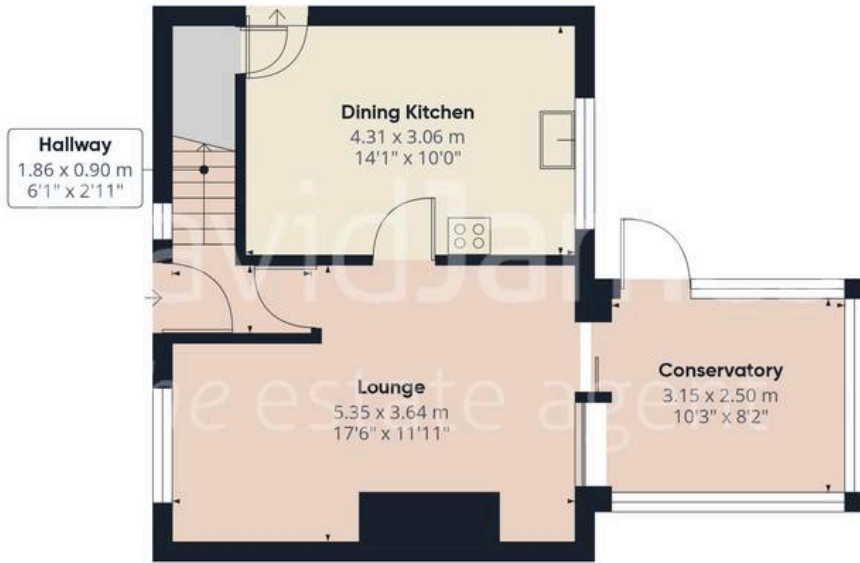
Tenure: Freehold

- Well-presented semi-detached home
- A short walk from Sutton-in-Ashfield's nearby amenities, supermarkets and frequent transport links
- Ideal for first-time buyers or those simply seeking a highly convenient location
- Good-sized lounge with a feature fireplace
- Versatile conservatory with garden views and access
- Dining kitchen with modern fitted units and space for freestanding appliances
- Two first floor double bedrooms
- Superb modern bathroom with a three-piece white suite
- Generous and low-maintenance rear garden with lawn and patio seating space
- Gated driveway and garage providing off-street parking

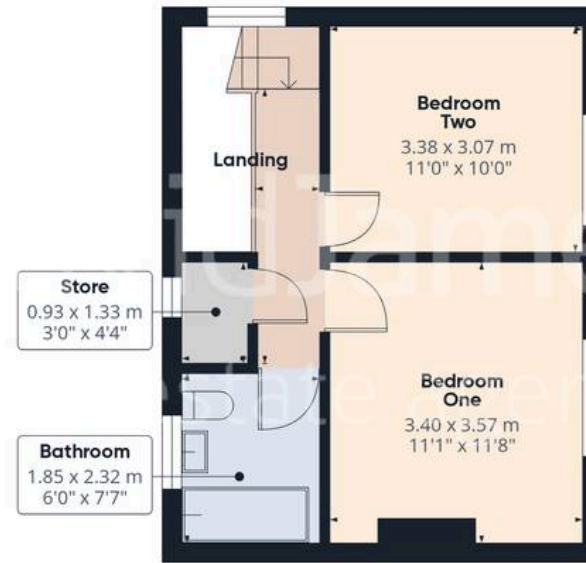








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

87.8 m<sup>2</sup>

945 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.

GIRAFFE360



## David James Estate Agents

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