



**130 Sutton Road, Kirkby-In-Ashfield - NG17 8HY**

Guide Price **£160,000**





## 130 Sutton Road

Kirkby-In-Ashfield, Nottingham

NO CHAIN! 2 bed semi-detached bungalow tucked away from the roadside and ideal for those seeking single-storey living. Lounge, fitted kitchen and shower room plus an established garden and driveway!

Council Tax band: A

Tenure: Freehold

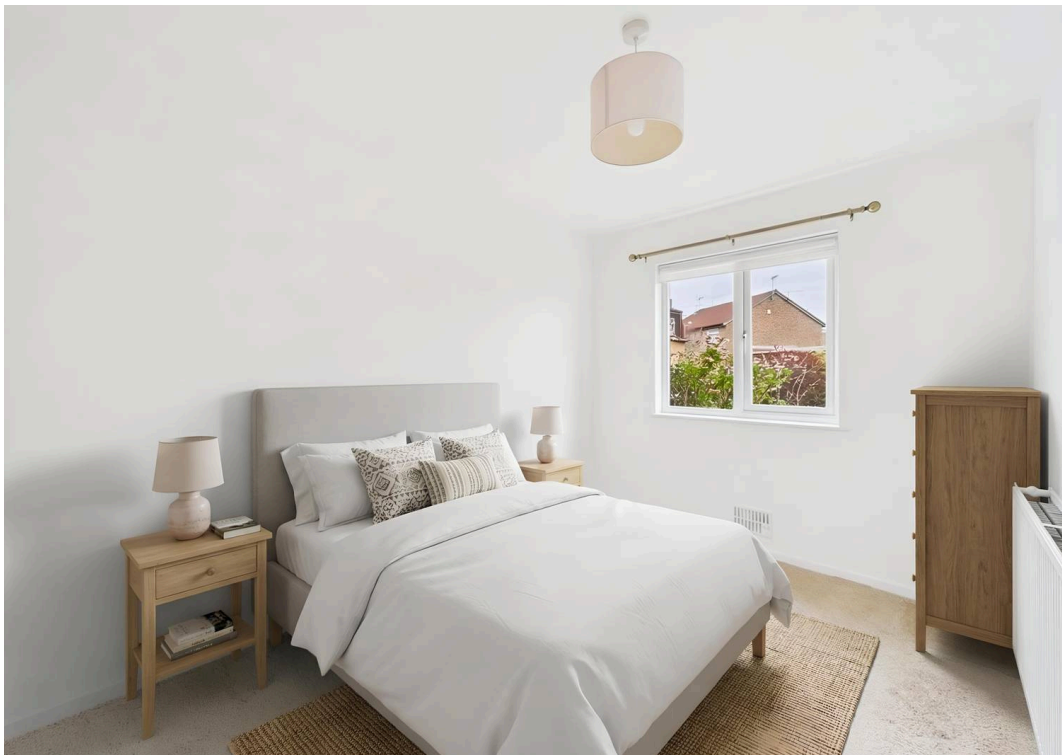
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached bungalow
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Tucked away from the roadside with local amenities and bus services nearby
- Bright and spacious lounge
- Modern fitted kitchen with space for freestanding appliances
- Two bedrooms (main bedroom with fitted wardrobes)
- Modern shower room with a three-piece white suite
- Lawned rear garden with established planting, patio seating space and a greenhouse
- Driveway provides convenient off-street parking









Approximate total area<sup>(1)</sup>  
45.1 m<sup>2</sup>  
485 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

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://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.