



8 Oak Tree Road, Sutton-In-Ashfield - NG17 4GT

Guide Price **£80,000**



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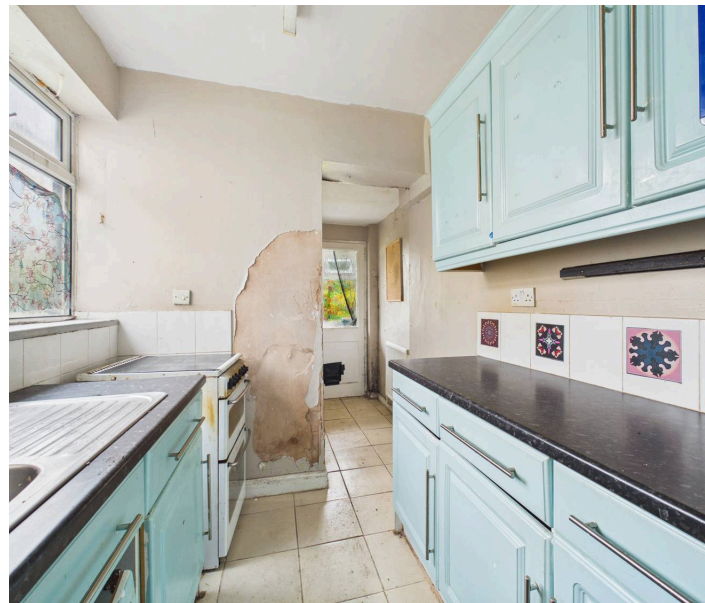
Sutton-In-Ashfield

NO CHAIN! Mid-terrace house with lots of potential - an ideal opportunity for those looking to put their own stamp on their next property! 2 reception rooms, kitchen, 2 double beds and loft space!

Council Tax band: A

Tenure: Freehold

- Mid-terrace house
- Offered to the market with no upward chain
- Within easy reach of Sutton-in-Ashfield's excellent nearby amenities and transport links
- An ideal investment opportunity with lots of potential
- Good-sized lounge and a separate versatile dining/sitting room
- Kitchen with an adjoining lean-to/rear lobby
- Two first-floor bedrooms (bedroom two with deep in-built storage)
- Staircase access to a useful loft space
- First floor bathroom with a three-piece suite
- Enclosed, southerly-facing and low-maintenance rear garden









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

86.6 m²
934 ft²

Reduced headroom

1.2 m²
13 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



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