



37 West Hill, Sutton-In-Ashfield, NG17 3EP

Guide Price **£160,000**

DavidJames
the estate agent



37 West Hill

Sutton-In-Ashfield

Council Tax band: A

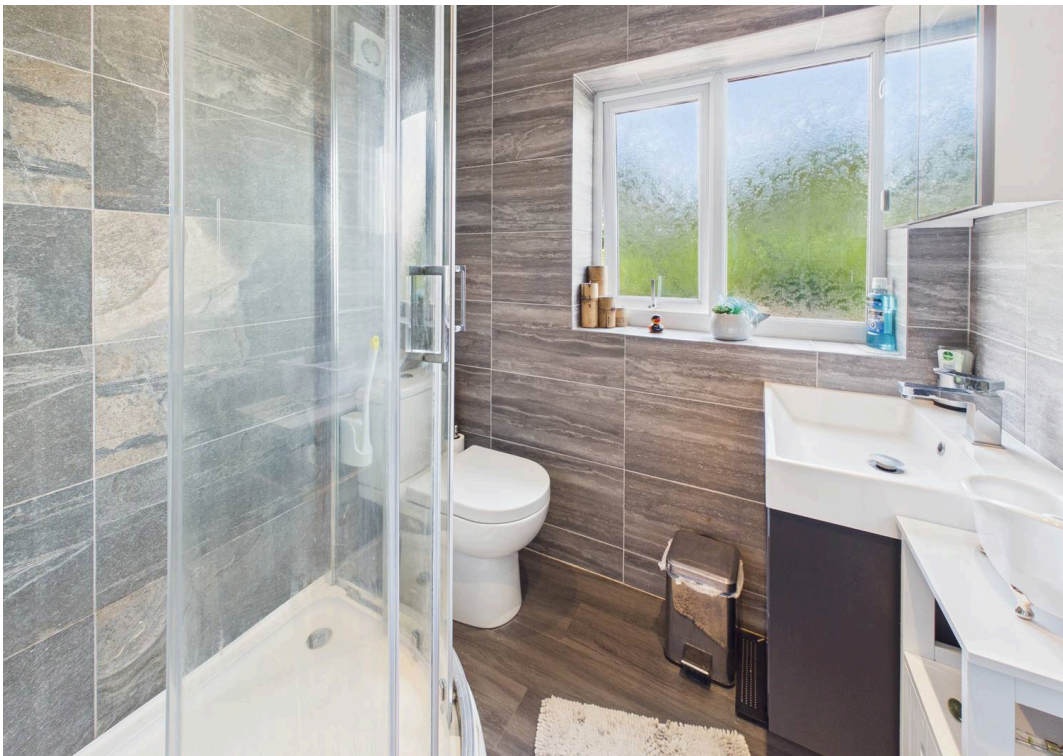
Tenure: Freehold

EPC Energy Efficiency Rating: D

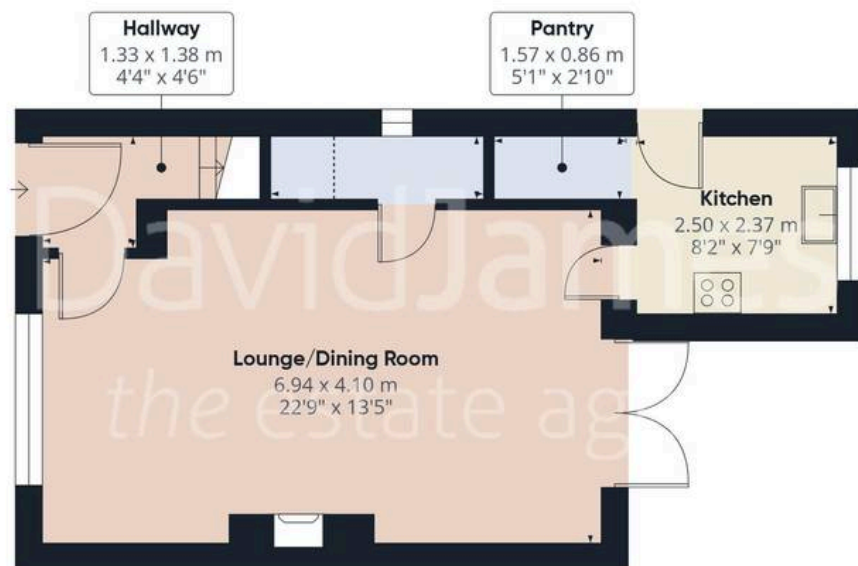
- Traditional style semi-detached house
- Three bedrooms
- Lounge/dining room with central fireplace and French doors leading to the rear garden
- Newly fitted kitchen with grey gloss finish handleless units, feature tap with instant boiling water feature and integrated oven, combi oven, hob and extractor
- Newly fitted and fully tiled first floor shower room/Wc with white suite and corner shower cubicle with mains-fed shower
- Gas central heating, UPVC double glazing
- Good sized low maintenance rear garden with zoned decked areas providing both dining and seating space
- Good sized garden building with power and lighting suitable for a variety of uses
- Block paved area to the front of the property with EV charging point provides potential for off street parking (dropped kerb required)
- Situated at the end of a quiet no through road



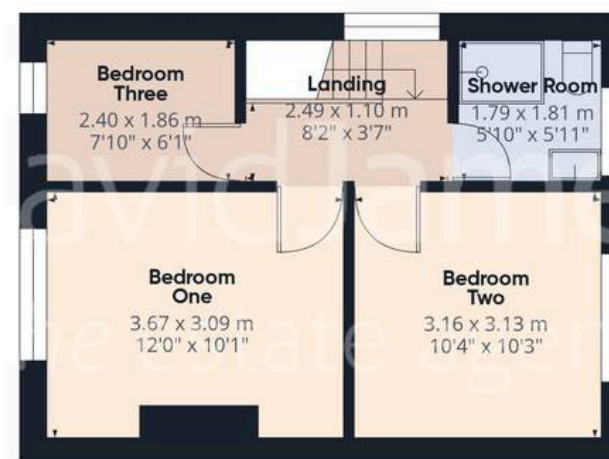








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

95.1 m²

1022 ft²

Reduced headroom

0.6 m²

6 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.