



**38 Farndon Road, Sutton-In-Ashfield, NG17 5HT**

Guide Price **£200,000**

**DavidJames**  
the estate agent





## 38 Farndon Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Spacious 3-bed detached on corner plot, no upward chain, needs modernisation. Original features, 2 driveways, garage, ideal for investors or buyers seeking a project.

Council Tax band: C

Tenure: Freehold

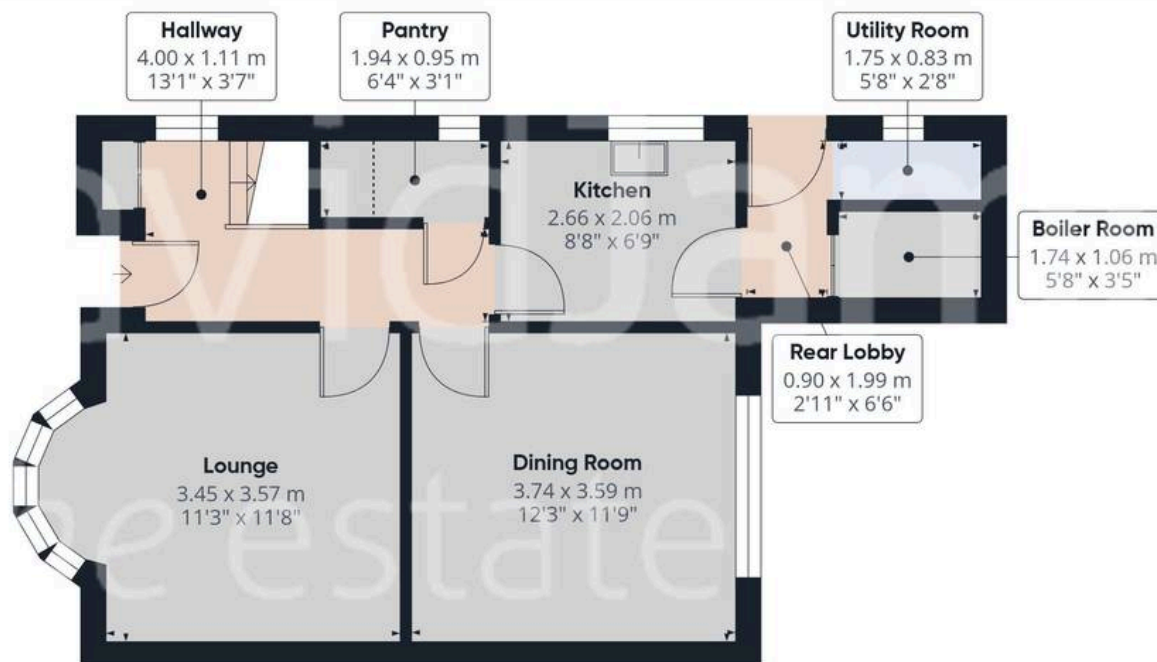
- Traditional style detached house set on a corner plot
- Sold with no upward chain and requiring cosmetic modernisation
- Three bedrooms, including two double bedrooms
- Entrance hall with original stained glass lead-work to the front door
- Kitchen, understairs pantry
- Rear lobby leading to a boiler house and utility space
- First floor bathroom/Wc with original suite
- Good sized lawned rear garden
- Set on a corner plot with driveway to the front elevation and additional driveway garage space to the rear accessed from Leabrooks Avenue
- Fantastic opportunity for investors or those looking for a project











Floor 0



Floor 1

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

86.3 m<sup>2</sup>

927 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

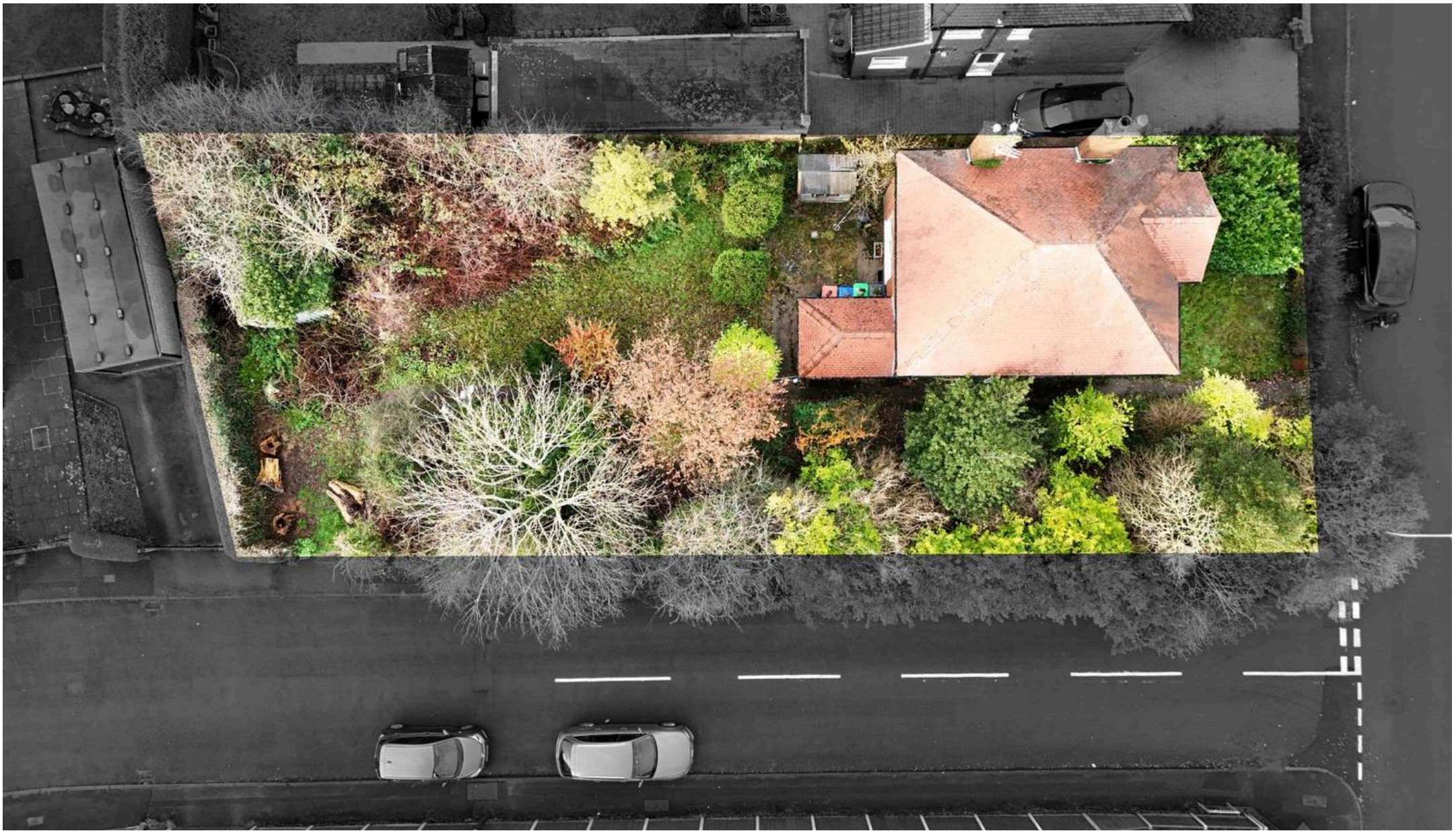
..... Below 1.5 m/5 ft

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

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## David James Estate Agents

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