



**33 Springwell Street, Huthwaite, NG17 2JF**

Guide Price **£165,000**

**DavidJames**  
the estate agent





## 33 Springwell Street

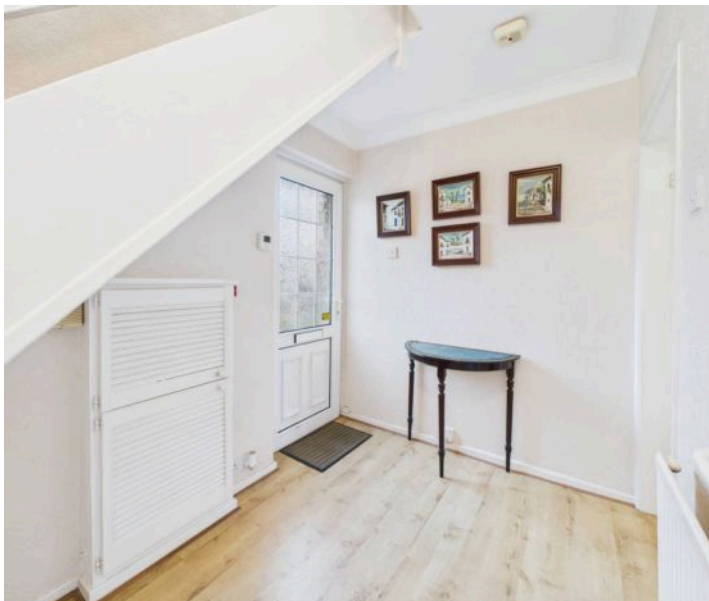
Huthwaite, Sutton-In-Ashfield

Well presented two bed semi-detached with modern kitchen, lounge/dining room, tandem driveway, large garden, and no upward chain. Ideal for first-time buyers or downsizers.

Council Tax band: A

Tenure: Freehold

- Well presented semi-detached house
- Two double bedrooms
- Entrance hall with laminate flooring
- Lounge/dining room with fireplace having an electric fire and French doors to the rear garden
- Modern kitchen with panelled units and integrated appliance including oven, microwave, hob, fridge/freezer, washing machine and tumble dryer
- First floor shower room/Wc with walk-in shower cubicle with mains-fed shower, separate Wc
- Combination gas central heating, UPVC double glazing
- Tandem driveway (with gated access) provides off road parking
- Good sized lawned rear garden with patio, lawn and outdoor stores
- Sold with no upward chain, perfect first time buy or property to downsize to













Floor 0

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

63.7 m<sup>2</sup>

686 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>



Floor 1

(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

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