



144 Outram Street, Sutton-In-Ashfield, NG17 4FT

Guide Price £115,000

DavidJames
the estate agent



144 Outram Street

Sutton-In-Ashfield, Sutton-In-Ashfield

Well-presented 3-bed mid-terrace on three floors with cellar, utility, new decor, enclosed rear garden, no chain. Central Sutton in Ashfield, near amenities and transport. Move-in ready.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well presented mid terraced house sold with no upward chain
- Three bedrooms set over the first and second floors
- Entrance porch, lounge access to the cellar
- Dining kitchen with a range white units and integrated oven, hob and extractor
- Utility room with space for washing machine and tumble dryer
- First floor bathroom/Wc with white suite and mains-fed shower
- Combination gas central heating, UPVC double glazing
- Freshly decorated with new floor coverings throughout
- Enclosed rear garden with potential for further development
- In the heart of Sutton in Ashfield and situated on a frequent bus route







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

74.7 m²

805 ft²

Reduced headroom

2.3 m²

25 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