



9 Fern Street, Sutton-In-Ashfield – NG17 2DW

Guide Price **£160,000**

DavidJames
the estate agent



9 Fern Street

Sutton-In-Ashfield

Modern three double bedroom end townhouse with lounge, dining room, kitchen, bathroom, driveway, and low maintenance garden. No chain. Close to Quarrydale Academy and local amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modern and well proportioned end townhouse
- Three double bedrooms, including a spacious principal bedroom
- Entrance hall with storage cupboard, ground floor Wc
- Good size lounge with fireplace, laminate flooring and French doors to the rear garden
- Kitchen, adjoining dining room
- First floor bathroom/Wc with white suite
- Gas central heating, UPVC double glazing
- Block paved driveway and adjoining gravelled area provide off road parking
- Low maintenance paved rear garden
- Sold with no upward chain, close to local comprehensive school







Floor 0

Approximate total area⁽¹⁾

90.9 m²

980 ft²

Reduced headroom

0.8 m²

9 ft²



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

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.