

40 Columbia Avenue, Sutton-In-Ashfield - NG17 2HA

Guide Price **£200,000**

DavidJames
the estate agent







40 Columbia Avenue

Sutton-In-Ashfield

NO CHAIN! Corner plot semi-detached home with 3 bedrooms, kitchen, 2 reception rooms and bathroom, alongside a generous rear garden and driveway to the front providing parking!
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

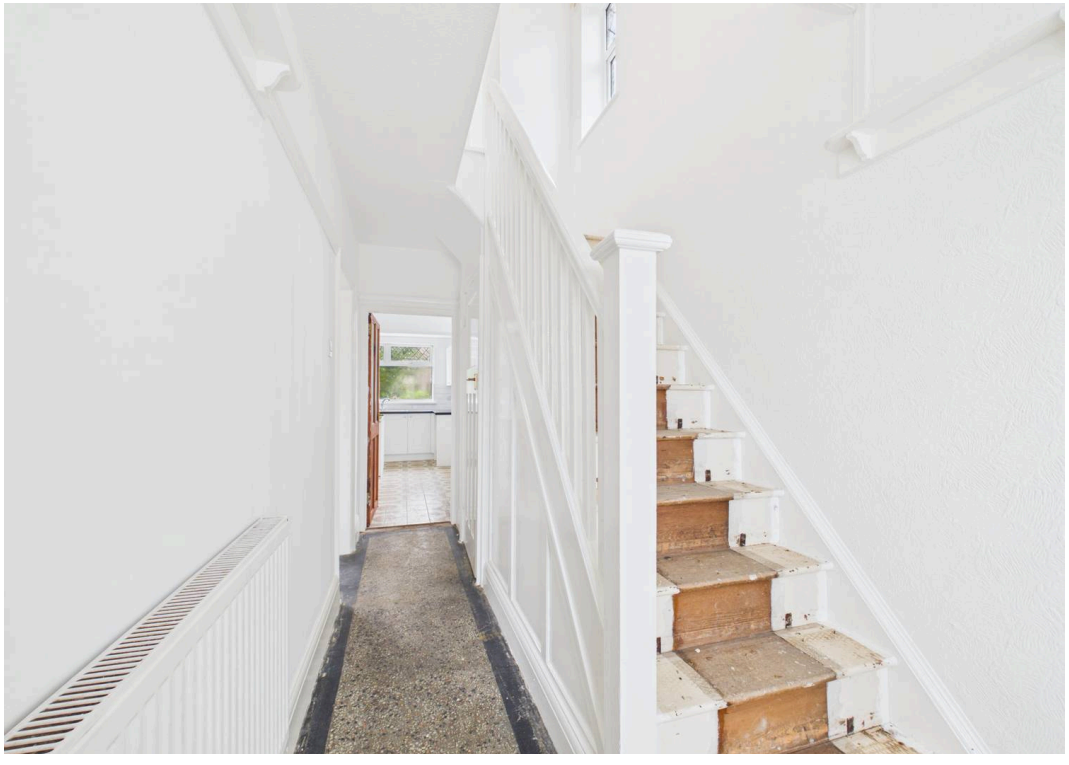
- Corner plot semi-detached family home
- Offered to the market with no upward chain
- Conveniently located within walking distance to Brierley Forest Country Park, transport links and amenities
- Recently redecorated throughout and rewired
- Spacious lounge with feature bay window and a separate dining room
- Modern kitchen with integrated cooking appliances
- Three well-proportioned bedrooms (main bedroom with built-in wardrobes and bay window)
- Bathroom with a three piece suite and electric over-bath shower
- Low-maintenance rear garden with shed
- Front garden with driveway provides convenient off-street parking

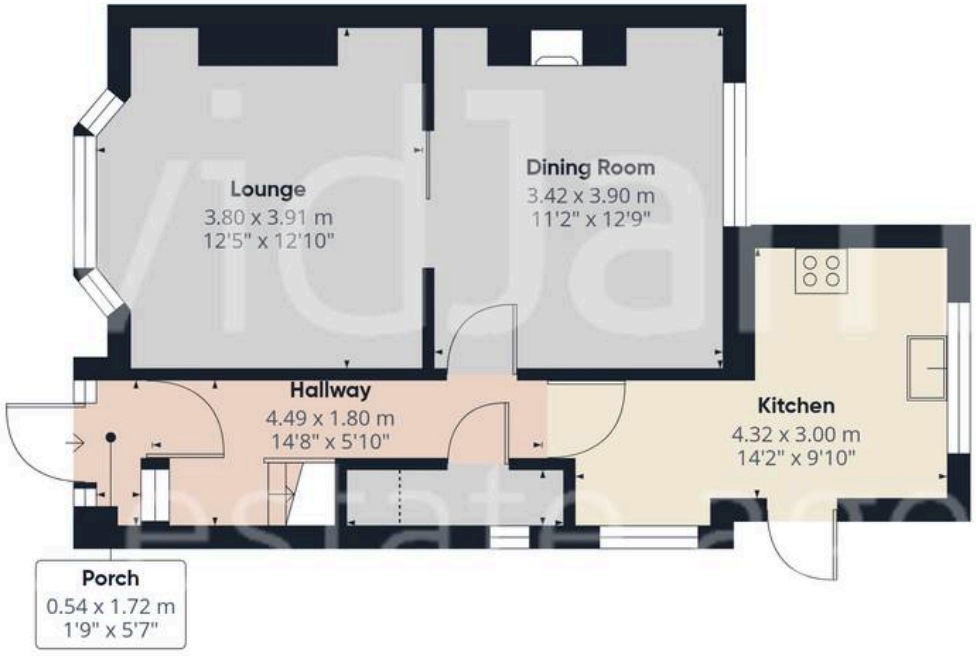




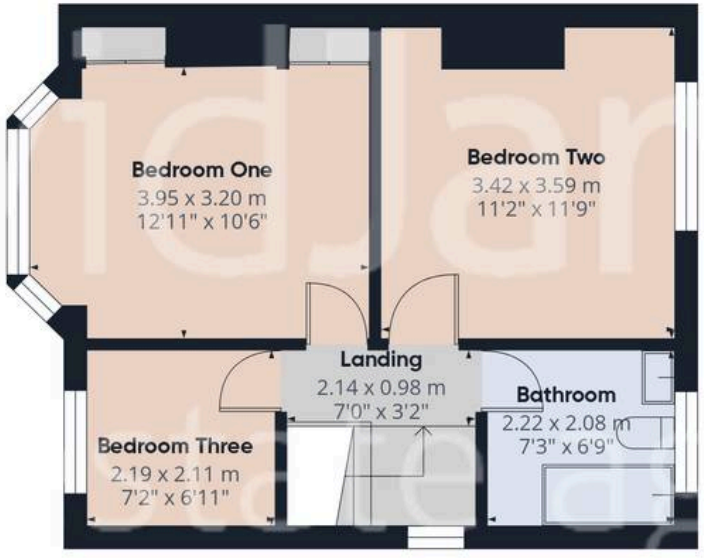








Floor 0



Floor 1



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Approximate total area(1)

83.1 m²

896 ft²

Reduced headroom

0.5 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



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