

# 16 Mount Pleasant, Sutton-In-Ashfield - NG17 4DE

Guide Price **£150,000**

DavidJames
*the* estate agent








# 16 Mount Pleasant

## Sutton-In-Ashfield

NO CHAIN! Semi-detached house within easy reach of Sutton-in-Ashfield's amenities. Good-sized lounge, kitchen and 3 well-proportioned beds alongside a low-maintenance garden, driveway and garage!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

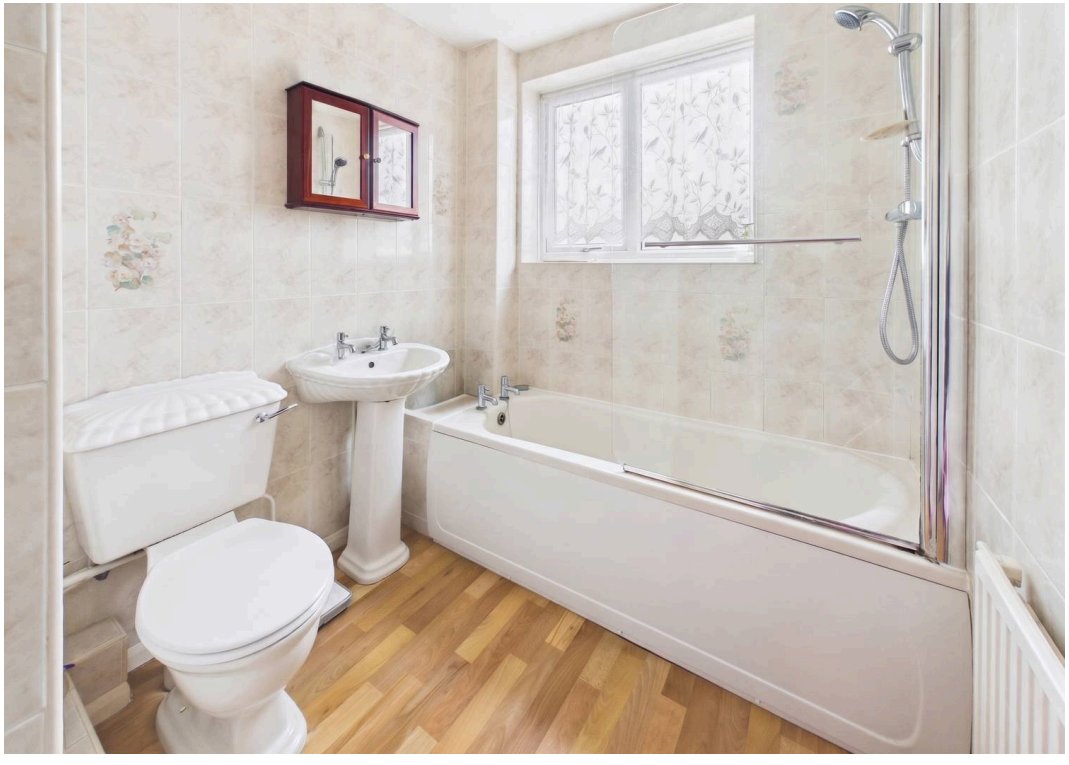
EPC Environmental Impact Rating: C

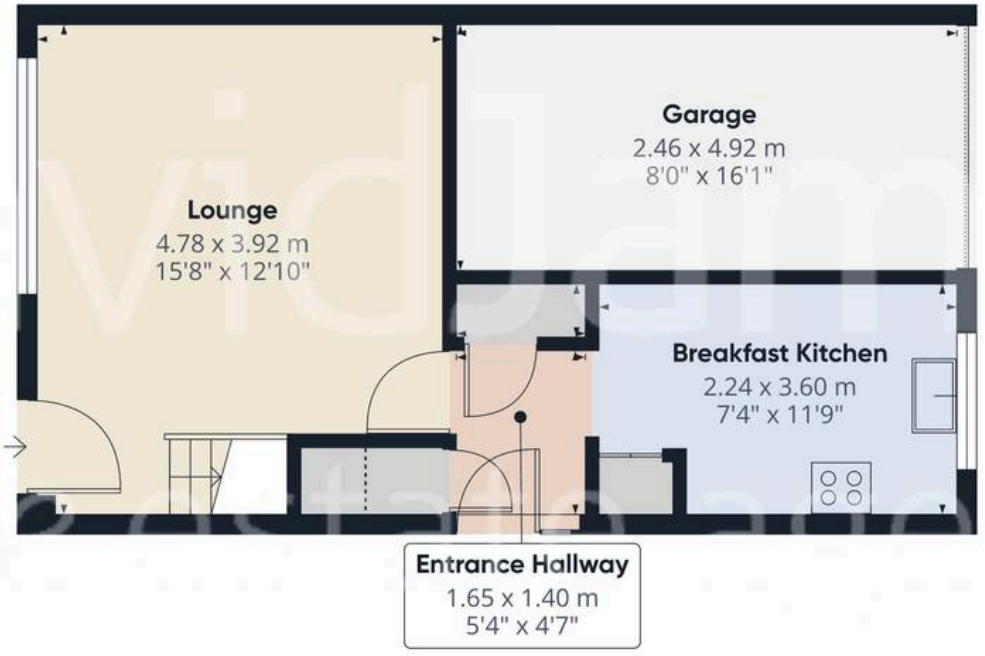
- Semi-detached house
- Conveniently located close to Sutton-in-Ashfield's local amenities, shops and schools
- Offered to the market with no upward chain
- Spacious lounge with access to the rear garden
- Fitted kitchen with a breakfast bar and integrated cooking appliances
- Three well-proportioned first floor bedrooms
- First floor bathroom with a three-piece suite
- Low-maintenance paved rear garden
- Driveway providing off-street parking
- Garage providing useful storage or further vehicle space



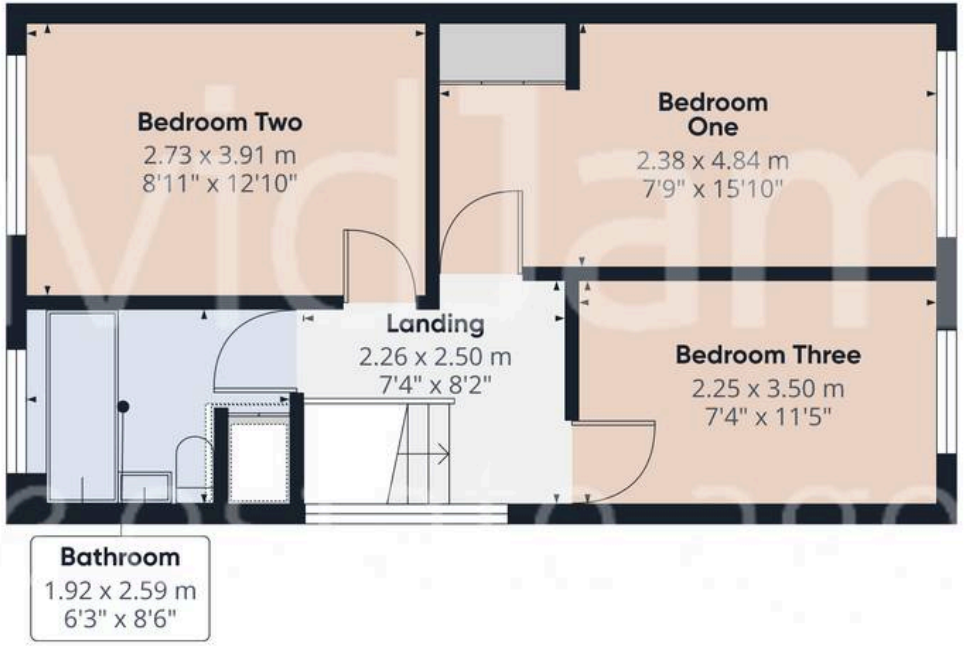









Floor 0







Floor 1

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**Approximate total area**(1)

80.7 m²

869 ft²

**Reduced headroom**

0.4 m²

5 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

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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.