

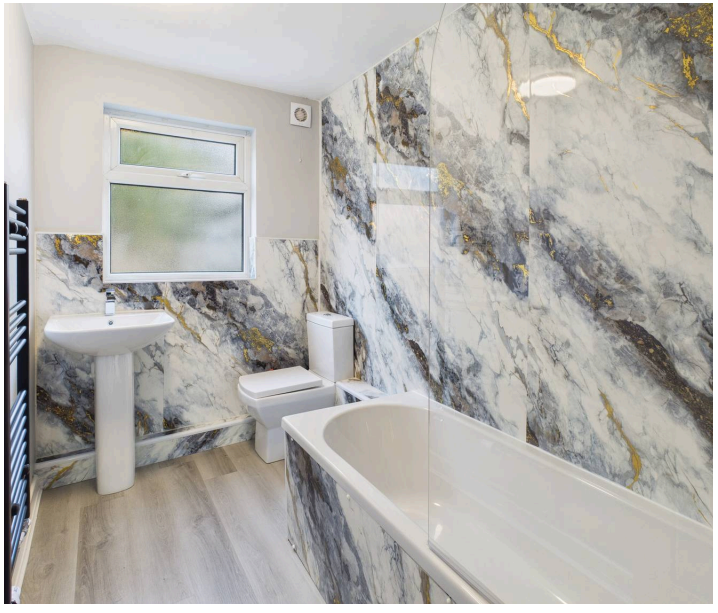
# 13 Ashmore Avenue, Sutton-In-Ashfield - NG17 2GU

Guide Price £170,000

DavidJames
*the* estate agent







# 13 Ashmore Avenue

## Sutton-In-Ashfield

NO CHAIN! Beautifully presented and extended 2 bed semi in a cul-de-sac close to shops & bus links! Boasting spacious lounge/dining room, stylish kitchen, stunning bathroom, rear garden & driveway!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chain-free extended semi-detached home in ready-to-move-in condition
- Conveniently located close to shops, amenities, leisure facilities and buses
- Desirable cul-de-sac position
- Fantastic opportunity tailored to first-time buyers and buy-to-let investors
- Bright and spacious dual-aspect lounge/dining room
- Stylish modern kitchen featuring dark blue handleless units and integrated cooking appliances
- Stunning ground floor bathroom with an overbath rainfall-style shower
- Two well-appointed double bedrooms
- Rear garden offering exciting potential for landscaping
- Front driveway providing valuable and convenient off-street parking

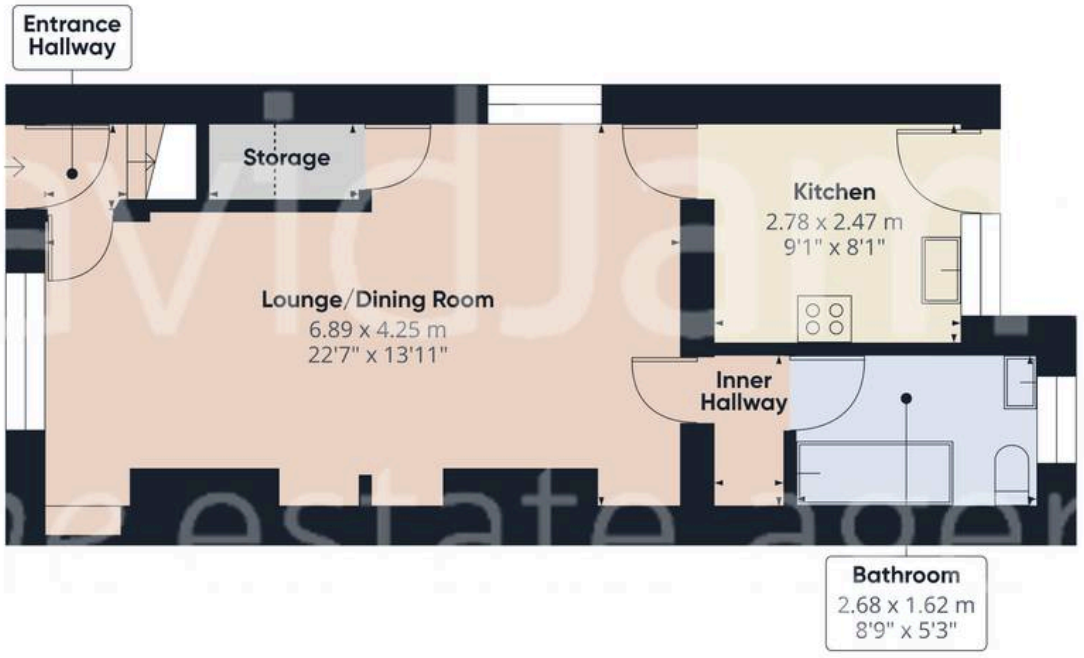













Floor 0







Floor 1

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**Approximate total area**(1)

60.6 m²
651 ft²

**Reduced headroom**

0.6 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




# 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.