

# SUTTON ST NICHOLAS

COUNCIL TAX: BAND E

GUIDE PRICE £500,000



## Key Features

- ✓ no onward chain
- ✓ 1/3 acre of garden and grounds
- ✓ sizeable useful workshop and separate office
- ✓ council tax band 'E'
- ✓ EPC VALID TO: 20/12/27.  
CURRENT 46.  
POTENTIAL 79.



TOTAL FLOOR AREA: 1819 sq.ft. (169.0 sq.m.) approx.  
Made with Metaplan 62025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	