

**FIRST
MONTH'S RENT
FREE***



Portland Fields, Sutton In Ashfield, NG17

£925 PCM

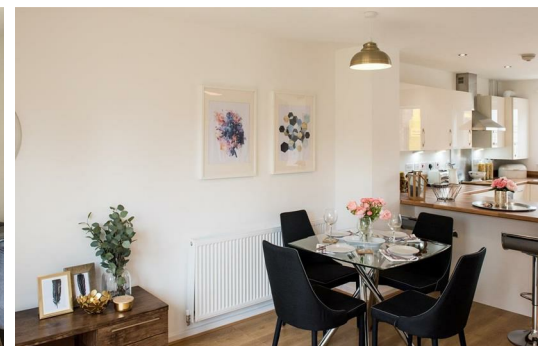
FIRST MONTHS RENT FREE!

Are you looking for your next home in Sutton in Ashfield. Now is the perfect time to make a move! For a limited time only we are excited to offer the First Month's Rent Free on selected properties. This exclusive offer is designed to help you settle into your new home with one less thing to worry about.

With an abundance of local amenities, schools for all ages and great transport links, Portland Field is the ideal spot for those searching for a tranquil retreat with all the conveniences of modern living right on the doorstep.

The Inwell:

- Two bedroom modern property
- Stylish open-plan living/dining room with French doors leading to rear garden
- Two spacious double bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles



THE IRWELL
TWO BEDROOM HOME
662 SQFT
61.5 M²



GROUND FLOOR

LIVING/DINING ROOM	4.07M X 3.97M	13'4" X 13'
KITCHEN	3.22M X 3.50M	10'7" X 11'6"

FIRST FLOOR

MASTER BEDROOM	4.07M X 2.57M	13'4" X 8'6"
BEDROOM 2	4.07M X 2.71M	13'4" X 8'11"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	97	B	B

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20).
Environmental Impact (CO₂) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).