



10 HIGH STREET SUTTON-IN-ASHFIELD

£695 PCM

Traditional two-bedroom mid-terraced house located in Sutton-in-Ashfield, within walking distance of local shops and amenities. The property features a stylish modern interior and benefits from driveway parking to the rear.



- Parking space for one car • Open plan living / kitchen downstairs • Bathroom with shower over bath • Further large attic room (not bedroom)

Kitchen / Living space

Entrance is gained through the open-plan living and kitchen area. The kitchen is located to the rear of the property and features modern fitted white wall and base units, a cooker with hob, stainless steel sink with chrome mixer tap, ceiling spotlights, and white tiled splashbacks. There is a uPVC double-glazed door and window providing access to the rear courtyard area.

The lounge area features laminate flooring with white painted walls and ceiling. A staircase is situated centrally, leading to the first floor. There is a small gas radiator positioned beneath a large double-glazed window, which provides ample natural light to the room.

Bedroom 1

One double bedroom with laminate flooring and magnolia-painted walls. The room features a small white gas radiator and a large window providing good natural light. The space would comfortably accommodate a double bed and additional bedroom furniture.

Bedroom 2

Bedroom two is a small single room with laminate flooring and magnolia-painted walls. The room includes a medium-sized gas radiator and a medium-sized double-glazed window providing natural light.

Attic room

The property also benefits from a practical attic room, accessed via a pull-down ladder. Featuring a Velux roof window, heating, power, and lighting, this versatile space is ideal for storage or hobby use. This area is not designated as a bedroom.

Bathroom

The bathroom is fitted with a modern white three-piece suite comprising a low-level WC with chrome push flush, a white sink with chrome mixer tap and storage unit below, and a fitted bath with a glass foldable shower screen and overhead shower. The room also includes a wall-mounted gas radiator.

Exterior

Externally, the property benefits from a block-paved driveway to the rear, offering convenient off-road parking.

Additional information

Council Tax Band = A. EPC Rating = C. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead) being £160.00 Tenancy deposit, equivalent to 5 weeks rent, being £801.00 First months rent in advance.

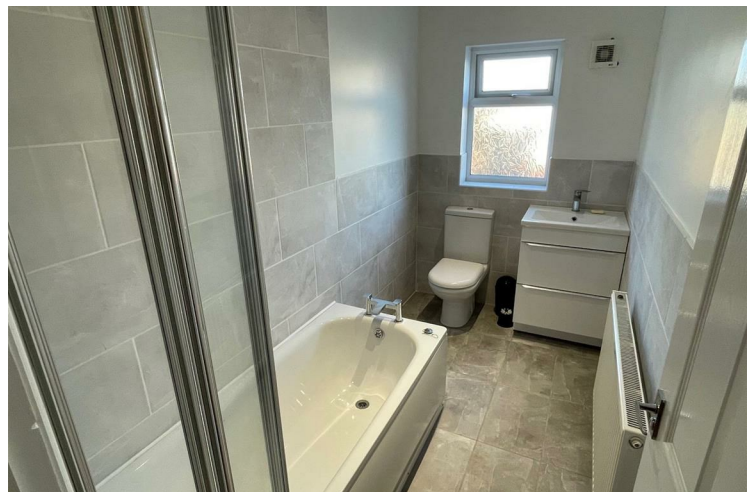
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman and Propertymark Client Money Protection Scheme.

Material information

Flood risk: River and Sea: Very low; Surface Water: Very Low; Groundwater: Unlikely; Reservoirs: Unlikely

Planning permission: Please see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Electricity supply: mains connection.



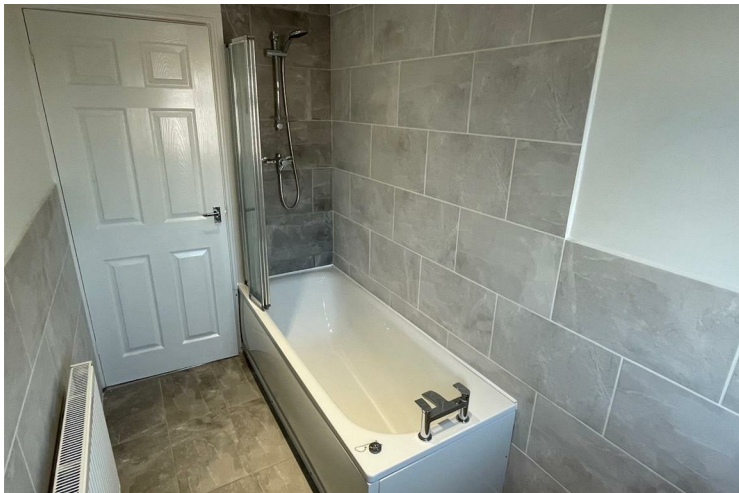
- UPVC double glazing • Gas central heating • Walking distance to local shops/Coop

Water and sewerage status: mains connection.

Heating and hot water status: Gas central heating

Broadband and mobile phone coverage: see
checker.ofcom.org.uk.

Coal mining area location: on a coalfield.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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