



**DavidJames**  
the estate agent

**Patchwork Row, Shirebrook, Shirebrook, NG20 8AL**

**£625 Per Calendar Month**

## About This Property

Located in the heart of Shirebrook town centre is this 1 double bedroom flat located on both first and second floor accommodation. The flat is well presented and available for immediate occupation. Benefiting from electric storage heating and upvc double glazing comprising:- Front entrance door with stairs to first floor landing, spacious modern fitted kitchen/diner with built-in oven/hob and other white goods (5.08m x 4.02m), front living room (3.01m x 3.01m), landing and stairs to 2nd floor, one double bedroom (3.48m x 3.01m) plus spacious modern white bathroom suite with shower over the bath and wc (2.92m x 3.06m) NOTE - there are no garden facilities or parking with this flat. An early viewing is recommended. All mains water and drainage are connected, EPC Rating E, Council Tax band A with Bolsover Council.

BOND £721

VIEWING ACCOMPANIED WITH AGENTS

- One double bedroom Flat located on 2 floors
- Ready for Immediate Let
- Spacious open plan Kitchen/Diner with oven/hob
- Well presented throughout
- Electric storage heating & upvc D/Glazing
- NOTE - there are no garden or Parking facilities
- EPC Rating E, Council Tax Band A
- All mains water / drainage connected
- BOND £721







**Council Tax Band: A  
Bolsover**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**DavidJames**  
*the estate agent*

David James Estate Agents  
43 Forest Street, Sutton in Ashfield, Nottinghamshire,  
NG17 1DA  
t: 01623 554084 e: sales@wabharnes.co.uk

naea | propertymark  
**PROTECTED**

