



DavidJames
the estate agent

Fackley Way, Stanton Hill, Sutton-In-Ashfield, NG17 3HT

£925 Per Calendar Month

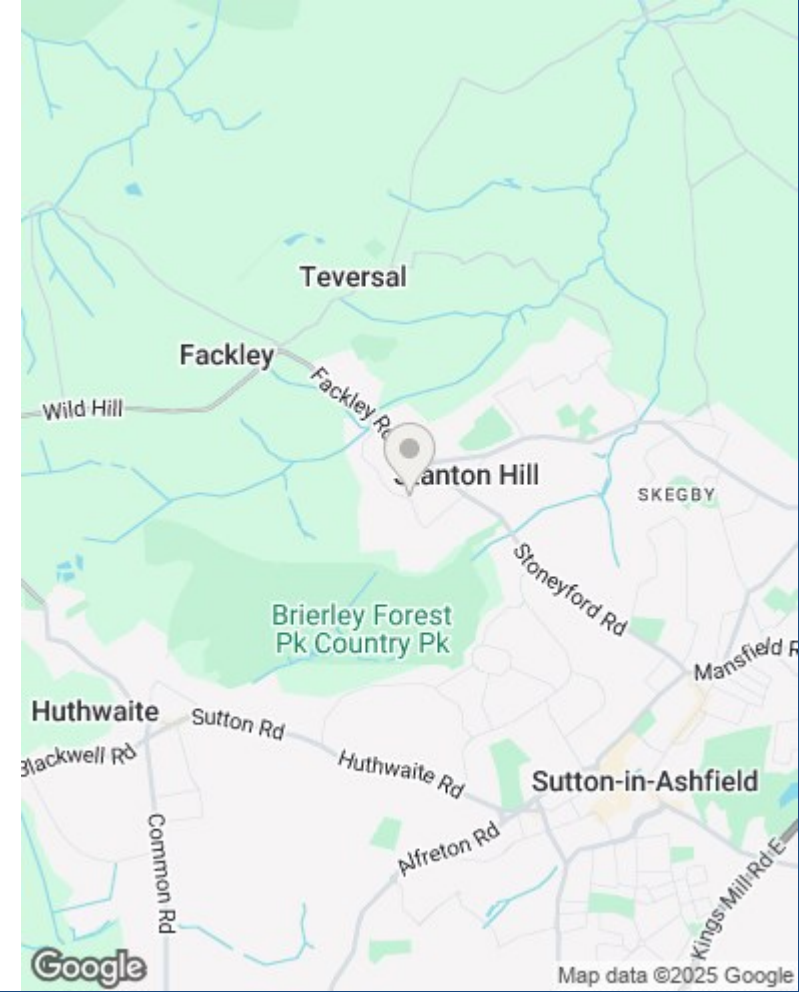
About This Property

Beautiful, modern well presented and maintained two bedroom detached bungalow which has driveway providing ample car parking leading to single detached garage. The property is ready for immediate let and has gas central heating and upvc double glazing. Lovely spacious open plan living/kitchen, entrance hallway leads to front double bedroom (3.01m x 2.72m), rear bedroom with French doors to the garden (3.26m x 3.03m), shower room with walk-in shower cubicle, basin and wc (2.50m x 1.80m). Living room (4.56m x 4.08m, Kitchen area (3.01m x 2.26m). An early viewing is strongly recommended to fully appreciate the accommodation on offer. EPC Rating D, Council Tax Band B, Freehold, All mains services are connected. BOND £1067. Note that the fridge/freezer will be removed prior to occupation
VIEWING ACCOMPANIED WITH AGENTS

- Immaculate two bedroom detached bungalow
- Driveway and single garage
- Private enclosed rear garden
- Open plan living room/kitchen
- Shower room with WC
- Early viewing strongly recommended
- All mains services are connected, Freehold
- EPC Rating D, Council Tax Band B
- BOND £1067







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).

**Council Tax Band: B
Ashfield**

DavidJames
the estate agent

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

naea | propertymark
PROTECTED

 **The Property
Ombudsman**