



DavidJames
the estate agent

Patchwork Row, Shirebrook, Shirebrook, NG20 8AL

£525 Per Calendar Month

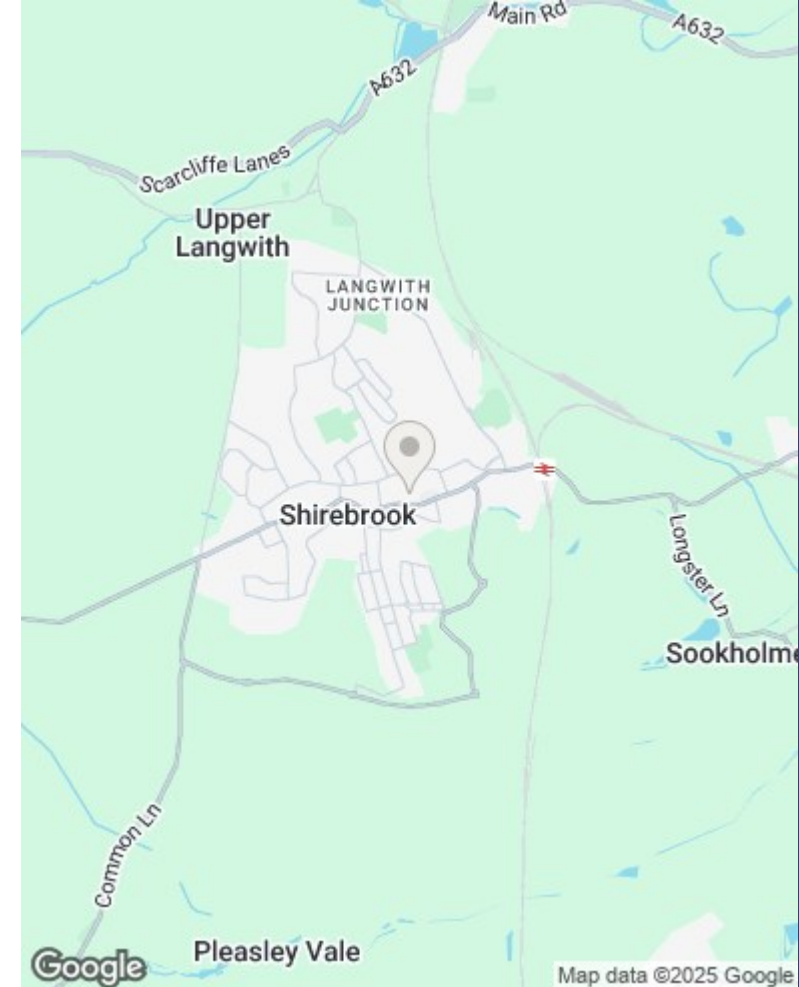
About This Property

Located in the heart of Shirebrook Village is this converted ground floor Studio flat which has recently been re-decorated and offers open plan modern living with kitchen, living space and bedroom in one room plus newly fitted shower room/w.c. Main entrance door leads to an open plan hall area with steps leading down to the open plan living space (8.26m x 4.58m) which has kitchen area and built in oven/hob - the living area is spacious and incorporates both living and bedroom areas. There is electric heating and upvc double glazing. Separate newly fitted shower room with walk-in single shower cubicle, wash hand basin and WC (1.89m x 1.57m). NOTE that there are no garden facilities and on street parking only. An early viewing is strongly recommended and the flat is ready for immediate occupation. EPC Rating C. Council Tax Band A, all mains services are connected. BOND £605
VIEWING ACCOMPANIED WITH AGENTS

- Ground floor Studio Flat
- Ready for immediate occupation
- Electric storage Heating, upvc double glazing
- Open plan Living accommodation
- Built-in oven & hob
- Newly installed Shower room/WC
- No garden or Parking, Council Tax Band A
- EPC Rating C, All mains services are connected
- Freehold - BOND £605







**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

