



## 18a Patchwork Row, Shirebrook NG20 8AL

### £575 Per Calendar Month

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 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 D, Council Tax band A with Bolsover Council.

BOND £660

VIEWING ACCOMPANIED WITH AGENTS

- One double bedroom Flat located on 2 floors
- Well presented throughout
- EPC Rating E, Council Tax Band A
- Ready for Immediate Let
- Electric storage heating & upvc D/Glazing
- All mains water / drainage connected - BOND £660
- Spacious open plan Kitchen/Diner with oven/hob
- NOTE - there are no garden or Parking facilities



**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

