



41 Dovedale Avenue, Sutton In Ashfield NG17 1DX
£750 Per Calendar Month

Modern two bedroom town house located within this popular and sought after residential area being close to Sutton town centre and all amenities. The property benefits from a gas fired central heating system and upvc double glazing with accommodation to comprise; Entrance hallway with stairs to first floor, modern fitted kitchen (2.00m x 2.92m), lounge with patio doors opening onto the rear garden (4.39m x 3.71m). One double bedroom (3.74m x 3.13m), one single bedroom (3.84m x 1.89m), bathroom /WC (1.93m x 1.85m). Outside there is an open plan small front garden area with outbuilding. Rear paved patio with enclosed lawn offering a good degree of privacy with wooden shed. Off road parking to the right hand side of the properties gives parking for 2 cars. An early viewing is recommended and the property is ready for immediate let. EPC Rating C. All mains water and drainage are connected, Council Tax Band A with Ashfield Council. BOND £865
 VIEWING ACCOMPANIED

- Popular Sought after location
- Private rear garden & off road parking
- All mains water & drainage are connected
- Modern 2 bed town house
- EPC rating C, Council Tax Band A
- BOND £865
- Gas Heating & D/Glazing
- Early viewing recommended

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.

