



## 3 Ashland Road, Sutton-In-Ashfield NG17 2GE

### £750 Per Calendar Month

This spacious two double bedroom semi detached home located in popular residential area. Benefiting from a gas fired central heating system and upvc glazing, the accommodation comprises of; entrance hallway, lounge (4.12 m x 3.49m), rear modern fitted dining kitchen (3.52m X 3.22m), rear hallway/Lobby (2.36m x 2.05m). To the first floor are two double bedrooms, front double bedroom (3.53m x 3.24m), rear double bedroom (3.94m x 3.54m), Modern white bathroom suite with shower over bath (2.43m x 2.08m) separate wc off landing. Outside is an open plan front lawn garden area with side gated access leading to the rear enclosed garden which is mainly lawned. EPC Rating C, Council Tax Banding A, all mains water and sewage are connected. BOND £865

VIEWING ACCOMPANIED

- Two double bed semi Home
- Spacious accommodation
- Modern fitted Kitchen/diner
- Modern bathroom plus separate wc
- Gas Heating & upvc D/Glazing
- Rear Enclosed Garden
- Council Tax Band A, EPC Rating C
- Ready for immediate let, BOND £865



**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.

