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DavidJames
the estate agent

Hardwick Avenue, Sutton-In-Ashfield, NG17 3BX

£925 Per Calendar Month



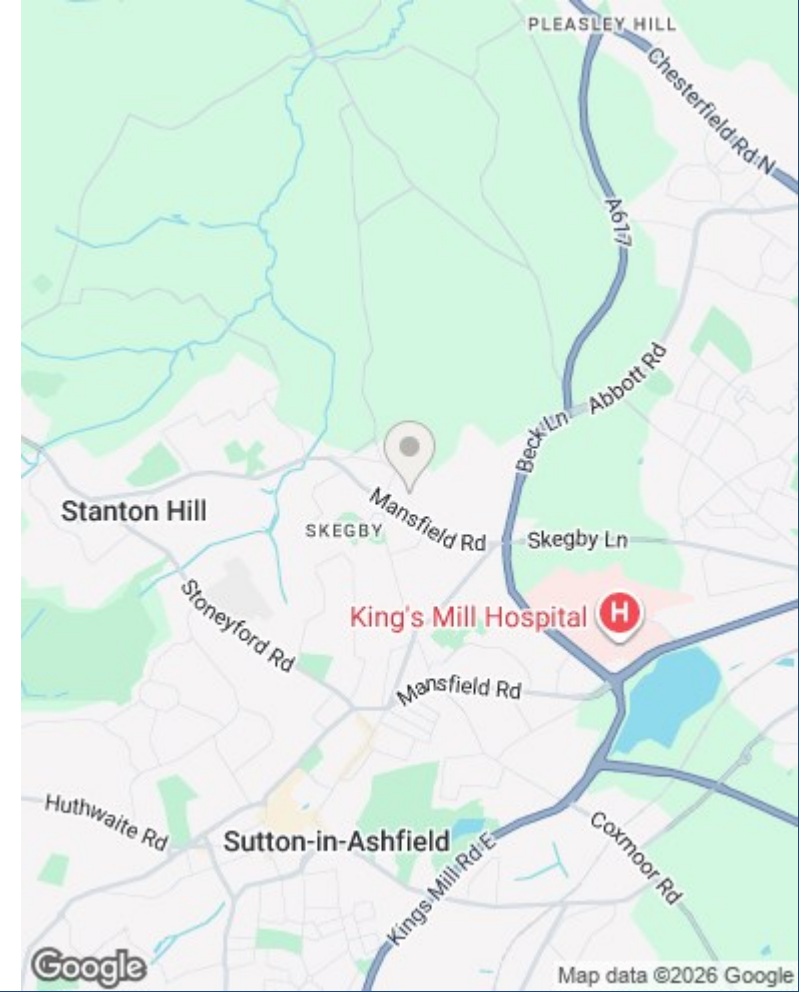
About This Property

We are delighted to offer for rent this beautifully well presented two bedroom semi detached bungalow which has been recently redecorated throughout. The bungalow is located within this sought after location and early viewing is strongly advised. Having gas central heating & upvc double glazing, the property in brief comprises of :- Open plan entrance hallway leading into living room (4.54m x 3.13m) with feature fire surround modern fitted kitchen (2.41m x 2.27m) with built-in oven & hob, inner hallway leads to bedroom one (3.91m x 3.06m), bedroom two (2.63m x 2.61m) with door to rear, this room could also be utilised as a dining room/office/study. Shower/Wet room (1.95m x 1.78m) with wash hand basin and wc/shower. Outside the property stands on a good sized corner plot with gardens to front, side and rear. Driveway offers ample parking and leads to a single detached garage. Ready for immediate occupation. All mains services are connected, Council Tax Band A, EPC Rating C, Freehold, BOND £1067
VIEWING WITH LANDLORD

- Early Viewing strongly advised
- Large corner plot with parking/garage
- Two bedroom semi detached bungalow
- Recently redecorated throughout
- Modern kitchen with oven and hob built-in
- walk in wet room/shower/wc
- Ready for immediate occupation
- EPC Rating C, Council Tax Band A
- 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: A
Ashfield**

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 **The Property
Ombudsman**