

3

1

1

C

DavidJames
*the* estate agent

**Eastfield Side, Sutton-In-Ashfield, NG17 4JU**

**£1,050 Per Calendar Month**



# About This Property

Lovely spacious three bedroom semi detached family home offering good sized accommodation with gas central heating and upvc double glazing. The property is located close to local shops, schools and bus routes together with easy access to the M1 Motorway & A38. Having well presented and maintained accommodation to comprise of :- Entrance hallway with stairs to first floor, living room with doors to rear garden (6.20m x 3.30m), modern fitted kitchen/diner with built-in oven/hob (4.60m x 2.50m), rear utility area 2.50m x1.60m) and downstairs wc. The first floor offers front bedroom one (3.90m x 3.30m), front bedroom two (3.90m x 2.50m), rear bedroom three (3.30m x 2.30m), bathroom with 3 piece suite/wc (2.30m x 1.70m). Outside there is a front driveway providing ample off road parking. rear private garden which has large patio area. EPC Rating C, Freehold, all main services are connected, early viewing strongly advised and the property is ready for immediate occupation.
BOND £1211.
VIEWING WITH AGENTS

- Spacious three bedroom semi detached home
- Convenient Location with access to M1 Motorway
- Ready for Immediate occupation
- Modern fitted kitchen with oven/hob
- Utility room and downstairs WC
- Lovely living room with doors onto rear garden
- Three bedrooms and bathroom to first floor
- Private rear easy to maintain garden
- Front driveway providing ample car standing
- EPC Rating C, All mains service are connected, BOND £1211



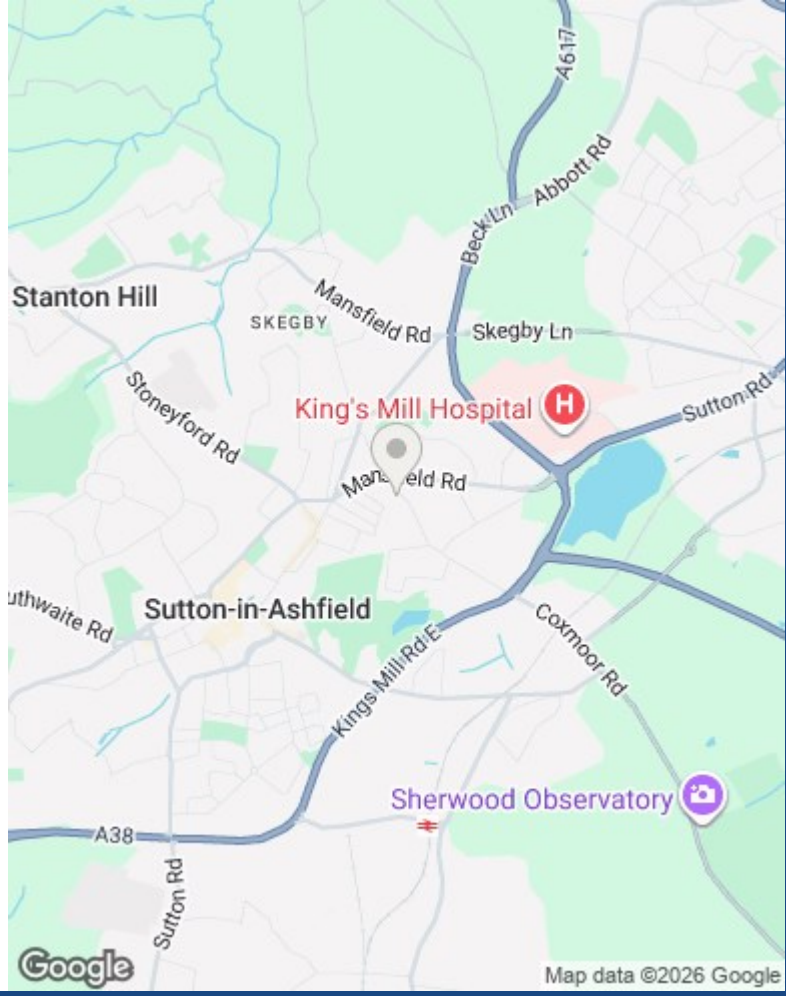











These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with 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**

DavidJames
*the* estate agent

David James Estate Agents
43 Forest Street, Sutton in Ashfield, Nottinghamshire,
NG17 1DA
t: 01623 554084 e: sales@wabarnes.co.uk

naea | propertymark PROTECTED

The Property Ombudsman