



46 Chatsworth Street, NG17 4GG  
£795 Per Calendar Month

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# 46 Chatsworth Street, Sutton-In-Ashfield, NG17 4GG

- Two/three bedrooms
- New bathroom
- Modern kitchen
- Gas central heating
- New floorings
- Double glazing

A refurbished property conveniently situated close to amenities.

**£795 Per Calendar Month**



## Overview

### Lounge

To the front with radiator, UPVC double glazed window with vertical blind, new carpet and new composite front door.

### Dining Room

To the rear with radiator, UPVC double glazed window, new carpet and open plan into the kitchen area.

### Kitchen

Having a range of wood effect wall and base units, stainless steel sink and drainer, electric oven, induction hob, space for washing machine and fridge freezer. UPVC double glazed window and new vinyl flooring.

### Stairs and Landing

To the first floor, new carpet.



### Bedroom 1

To the front with UPVC double glazed window, radiator and new carpet.

### Bedroom 2

Having radiator, new carpet, UPVC double glazed window and storage cupboard housing the new combi boiler.

### Bathroom

Newly fitted white suite including a glass screen and thermostatic shower over the bath. UPVC double glazed window, chrome towel radiator and vinyl flooring.

### Loft Room

Stairs up to the loft room with Velux style window, radiator and new carpet.

### Outside

Rear garden/yard area and parking.

### Material Information

DEPOSIT - £915.00. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - The Landlord will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Ashfield District Council.

B R O A D B A N D A V A I L A B I L I T Y - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

M O B I L E S I G N A L / C O V E R A G E - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and

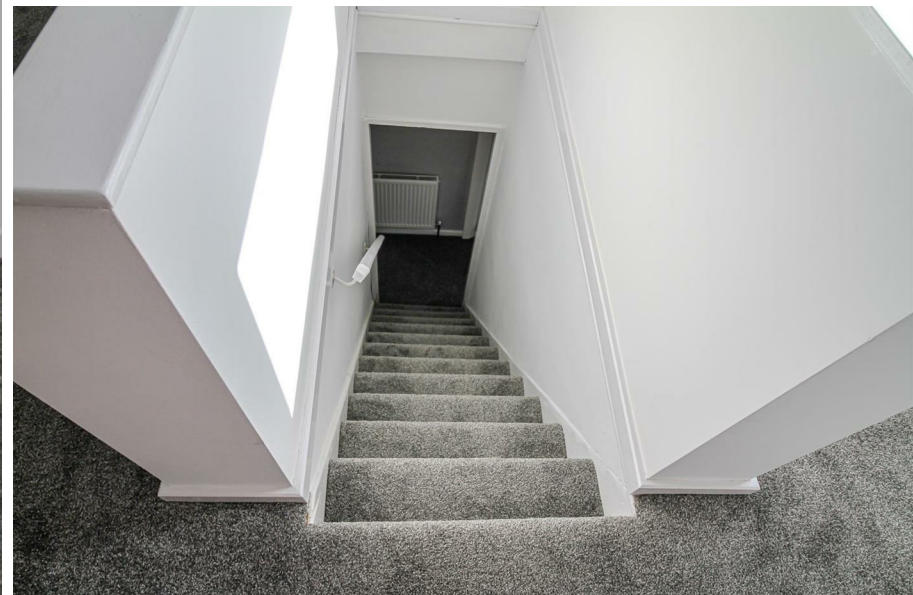




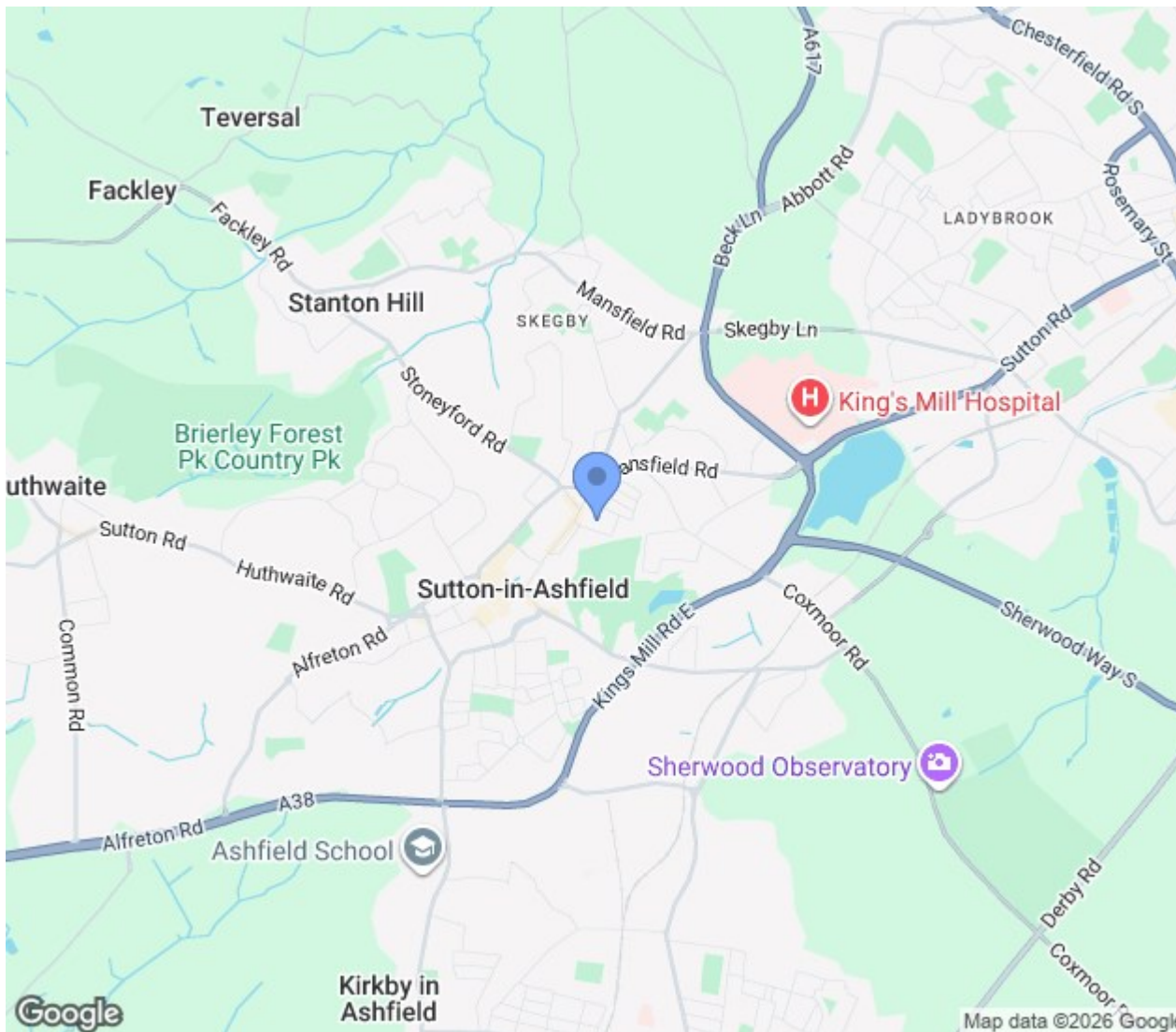


Mobile coverage checker.  
ELECTRIC CAR CHARGER POINT - Not available.  
ACCESS AND SAFETY INFORMATION - Level access.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Please contact us on**  
**0115 953 6644 or**  
**lettings@marriotts.net**  
**should you wish to arrange**  
**to view this property**  
**or if you require any**  
**further information.**

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