



**DavidJames**  
the estate agent

**Osbourne Street, Kirkby in Ashfield, Kirkby-In-Ashfield, NG17 9JF**

**£775 Per Calendar Month**



# About This Property

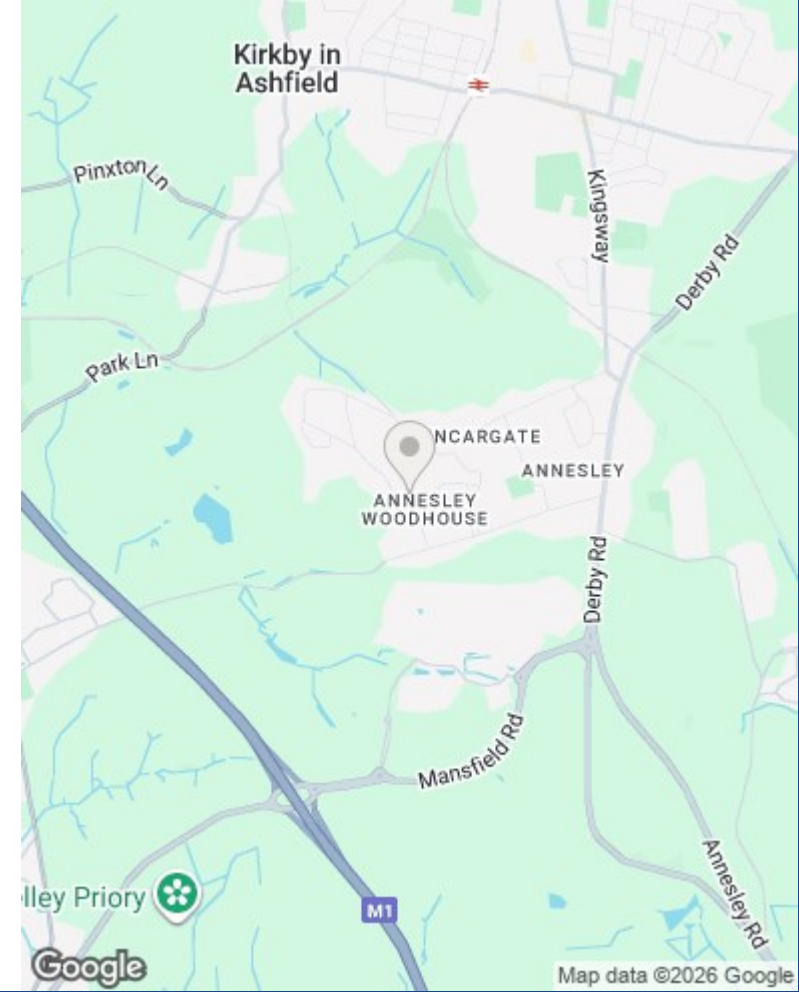
Spacious three bedroom end terraced home located within this popular sought after area which gives good access to Hucknall, Nottingham & the M1 Junction 27. Within walking distance to local shops, School and public transport facilities. The accommodation has upvc double glazing and a gas central heating system and is nicely decorated throughout with carpets as fitted. In brief comprising of: Front living room (3.87m x 3.24m) with under-stairs storage cupboard, rear fitted kitchen/diner (4.10m x 3.82m) having built in oven and hob plus patio doors onto the rear garden, There is a small utility area leading to the ground floor bathroom (2.58m x 1.97m) which has a 4 piece white suite to include separate shower cubicle and wc. Stairs and landing lead to front double bedroom (3.44m x 3.41m) with built in storage cupboards, middle double bedroom (3.20m x 3.74m) with built in storage cupboard, rear bedroom (2.61m x 2.00m) plus separate wc on the landing. Outside there is side access leading to the rear garden area. EPC Rating D, Council Tax Band A, All mains water and sewage are connected. Ready for immediate let. BOND £894  
VIEWING ACCOMPANIED WITH AGENTS

- Three Bedroom End Terrace Home
- Utility area and downstairs bathroom/WC
- Kitchen/Diner with built in oven/hob
- Additional First Floor separate wc
- Ready for Immediate Let, Rear Patio garden
- EPC Rating D, Council Tax Band A
- Early Viewing advised
- BOND £894









**Council Tax Band: A  
Ashfield**

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**PROTECTED**

