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**DavidJames**  
the estate agent

**Burn Street, Sutton-In-Ashfield, NG17 4LL**

**£680 Per Calendar Month**

# About This Property

**\*\*NOTE - THE RENT ADVERTISED IS WITH A 20% DISCOUNT ALREADY APPLIED FOR THE FIRST YEAR - THE RENT WILL INCREASE AFTER**

An early viewing is advised for this Modern two double bedroom semi detached home.

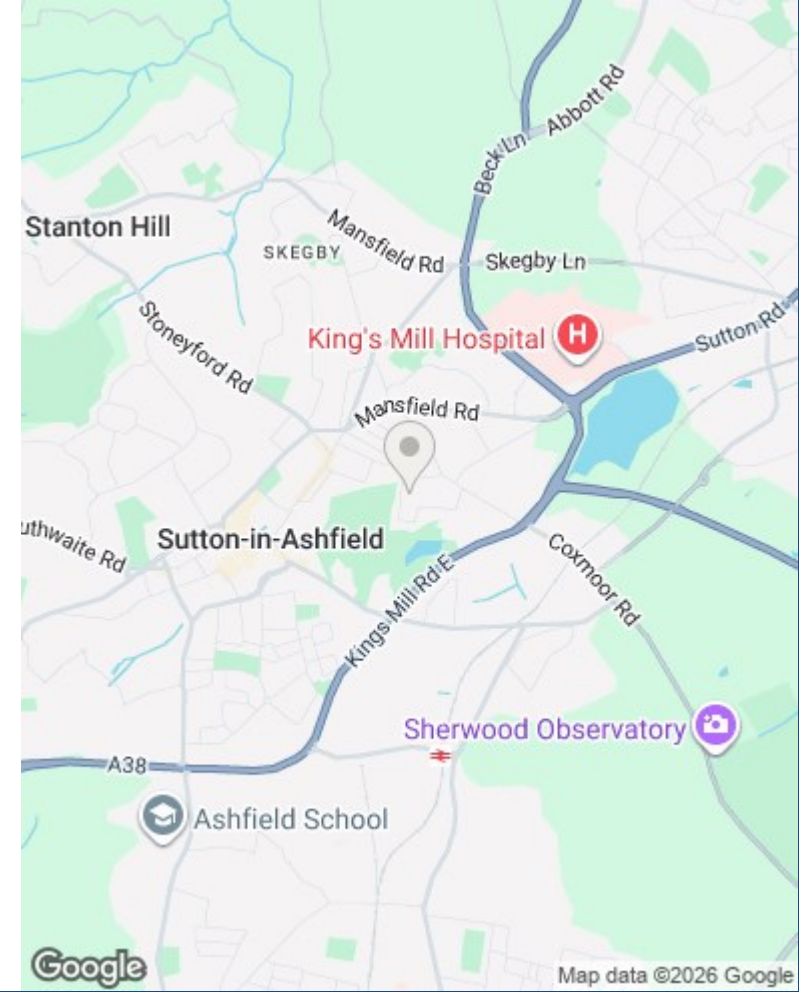
The property is located close to all local shops, schools and bus routes and has easy access to the A38 and junction 28 of the M1 motorway. In brief the accommodation has gas central heating, upvc double glazing and has recently been redecorated throughout with new carpets as fitted. The accommodation comprises of a good sized entrance hallway with downstairs cloaks/WC and storage, lovely modern kitchen/diner with built-in oven and hob (3.02m x 2.91m), rear living room with door to garden (5.17m x 2.98m) To the first floor is a front double bedroom (2.99m x 3.98m), rear double bedroom (5.18m x 3.27m), 3 piece white bathroom (2.06m x 1.87m) with shower over bath. Outside there is a front driveway providing off road car parking plus small lawn, side access leads to rear mainly lawned garden. An early viewing is recommended. All mains services are connected, Freehold, EPC Rating C, council tax Band B, BOND £784

**VIEWING ACCOMPANIED WITH AGENTS**

- 20% DISCOUNT FOR THE FIRST YEAR
- Modern two double bedroom semi detached home
- New carpets and flooring as fitted
- Recently redecorated throughout
- Modern fitted kitchen/diner - oven & hob
- Downstairs cloaks /WC
- Driveway providing off road parking
- Gardens to front & rear
- ECC Rating C, Council Tax B, Freehold
- All mains services are connected - BOND £784







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**Council Tax Band: B  
Ashfield**

**DavidJames**  
*the estate agent*

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**PROTECTED**

 **The Property  
Ombudsman**