



3



1



1



DavidJames
the estate agent

Litton Avenue, Sutton-In-Ashfield, NG17 3AB

£925 Per Calendar Month

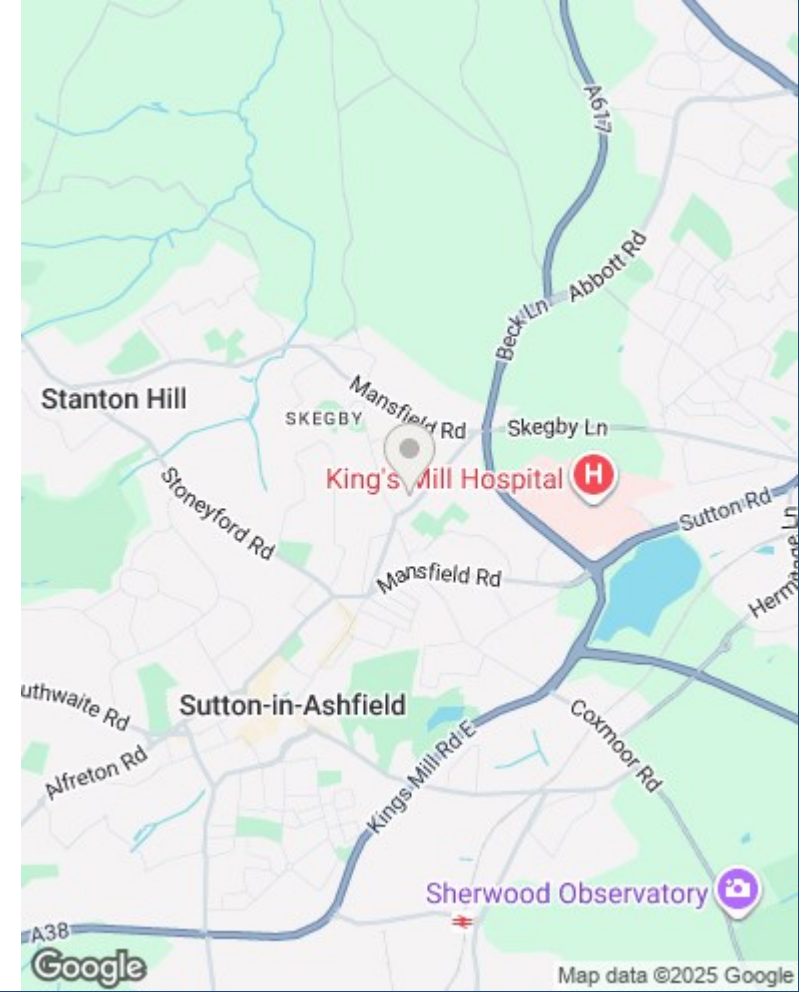
About This Property

Located in a cul-de-sac close to Sutton town centre and all its amenities, this recently redecorated three bedroom traditional style semi detached home offers spacious accommodation and benefits from a gas central heating system & upvc double glazing. Accommodation in brief has front porch leading to main entrance hall and stairs to first floor, front living room with feature fireplace (4.41m x 3.71m) (NOTE:- loft burner is not in use) rear open plan dining kitchen (6.04m x 3.99m) with built-in oven and hob and patio doors to rear garden plus integral door to attached Garage (6.22m x 2.54m). First floor double bedroom one (3.70m x 4.19m) double bedroom two (3.70m x 3.66m) front single bedroom (2.23m x 2.05m), bathroom with 4 piece suite (1.97m x 2.33m). Outside there is driveway providing ample parking leading to the attached garage. Rear garden with patio area and lawn with garden shed. Available for immediate occupation. EPC rating C, council tax band B, Freehold, all mains services are connected, BOND £1067
VIEWING ACCOMPANIED AGENTS

- Traditional style 3 bed semi detached home
- Recently redecorated with new carpets
- Modern fitted through dining /kitchen with oven/hob
- 4 piece first floor bathroom suite
- Gas Heating & upvc double glazing
- Ready for immediate let & early viewing advised
- rear lawned garden and patio
- Driveway and garage
- EPC Rating B, Council Tax Band C
- 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: B
Ashfield**

DavidJames
the estate agent

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

naea | propertymark
PROTECTED

