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DavidJames
the estate agent

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

£925 Per Calendar Month

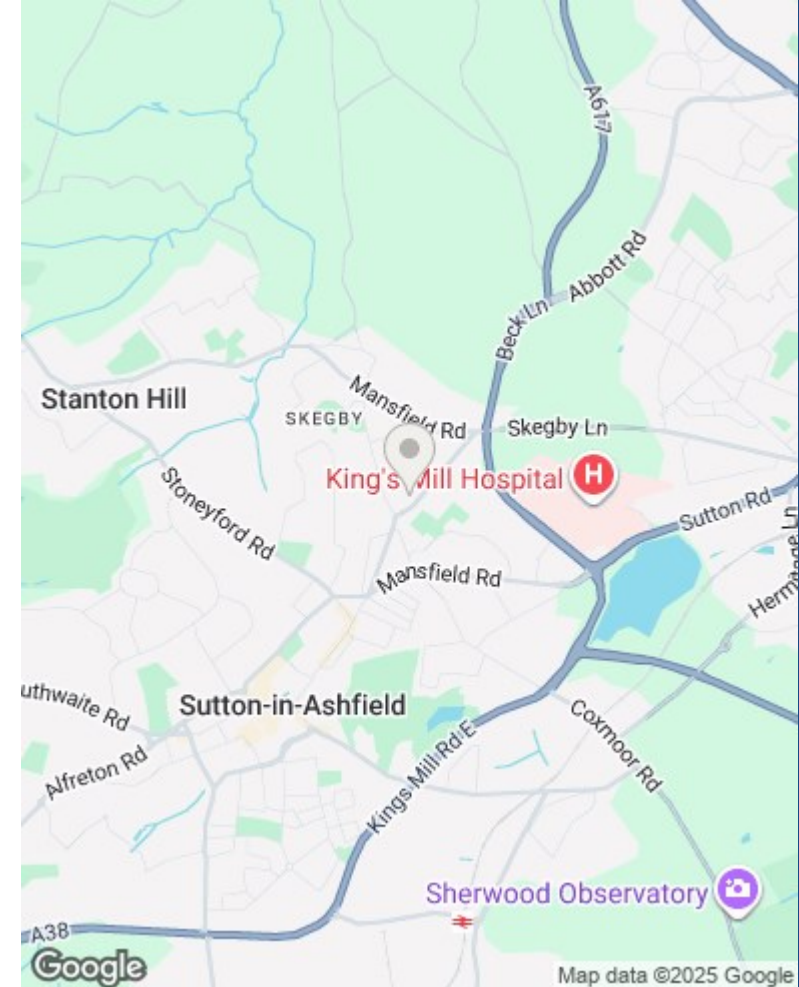
About This Property

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







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**Council Tax Band: B
Ashfield**

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