



2



1



1



C

DavidJames
the estate agent

Bennet Drive, Kirkby-In-Ashfield, Nottingham, NG17 8AW
£775 Per Calendar Month

About This Property



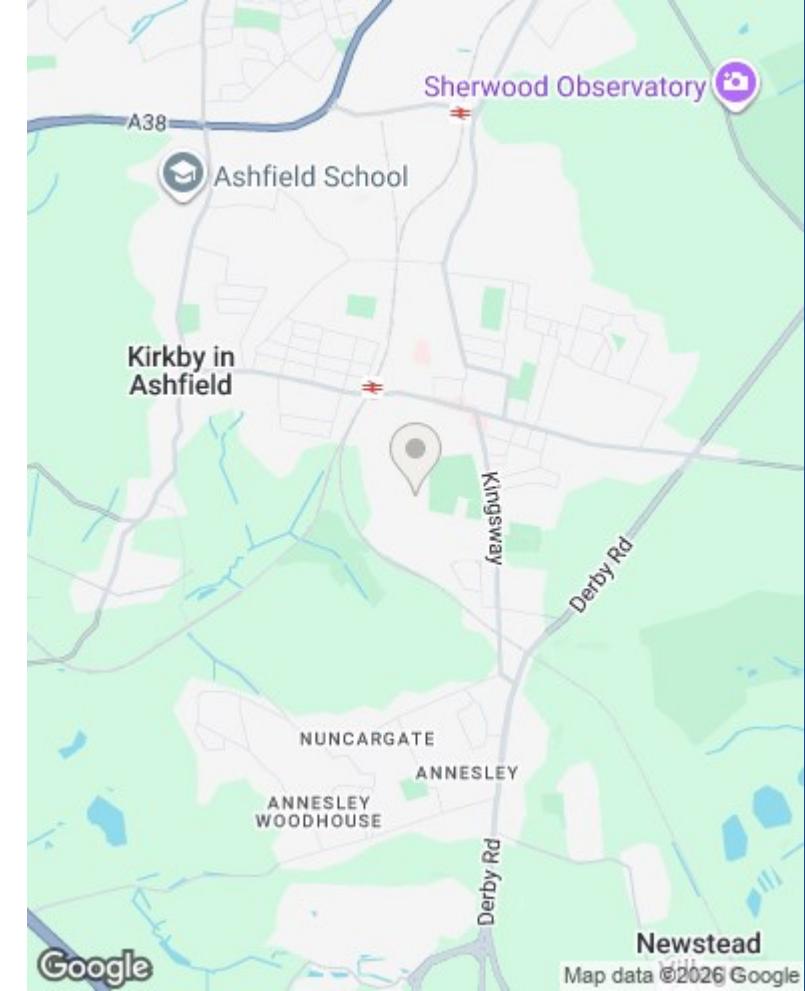
Lovely modern two bedroom town house situated on this modern development located within walking distance of Kirkby in Ashfield town centre. Having the benefit of a gas fired central heating system and upvc double glazing, the property offers accommodation to comprise:- Entrance hallway, downstairs cloaks/w.c, lounge with open plan staircase to first floor 4.09m x 3.59m), modern well equipped kitchen/diner with built-in oven and hob (4.32m x 2.68m). To the first floor are two bedrooms both with built in wardrobes, master bedroom (4.66m x 3.27m), bedroom two (2.65m x 2.78m) - lovely modern white bathroom suite with shower over bath and wc (1.85m x 1.80m). Outside there are two parking bays available to the front of the property. Note there are no garden facilities with this property. Please also note that the Landlord pays an annual maintenance charge to cover for the upkeep of the front open plan garden and shrub areas plus cleaning of the outside windows. EPC rating C, Freehold, All mains services are connected, Council Tax Band A, BOND £894.

VIEWING ACCCOMPANIED WITH AGENTS

- Modern two bedroom home
- Popular Modern Development close to shops
- Kitchen/diner with oven/hob
- Spacious living room with open plan staircase
- downstairs wc plus first floor bathroom/wc
- Parking bays for 2 cars, no garden facilities
- Ready for immediate occupation
- All mains services are connected
- EPC Rating C, BOND £894
- Freehold, Council Tax Band A







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: A Ashfield

DavidJames
the estate agent

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

