



DavidJames
the estate agent

Heathcote Place, Sutton-In-Ashfield, NG17 5GL

£795 Per Calendar Month

About This Property

**** EARLY VIEWING IS STRONGLY ADVISED ****

Located within walking distance of Sutton town centre is this lovely well maintained and presented two bedroom end terraced home. which has recently been redecorated with carpets and flooring as fitted. Having a gas fired central heating system and upvc double glazing, the accommodation in brief comprises of :- Front living room (3.48m x 3.54m) rear separate dining room (3.21m x 3.74m), modern fitted kitchen (3.44m x 1.82m). To the first floor is front double bedroom (3.56m x 3.54m), rear bedroom (3.56m x 1.84m), 3 piece white modern bathroom suite/w.c (2.41m x 1.53m) with shower over bath. Outside there is an enclosed rear yard plus front enclosed garden area plus brick outbuilding . Off road parking available. EPC Rating C, Council Tax Band A, all mains water/sewage is connected, Freehold. BOND £917
VIEWING ACCOMPANIED WITH AGENTS



- **** EARLY VIEWING ADVISED ****
- Two bedroom end terrace House
- Two Reception rooms and Modern Fitted Kitchen
- Recently redecorated with carpets as fitted
- First floor modern 3 piece bathroom/wc
- Off road parking available< garden & outbuilding
- Gas centrally heating & upvc Double Glazing
- Council Tax Band A, All mains water/sewage is connected
- Freehold. EPC Rating C, BOND £917





Lobby
0.87 x 0.76 m
2'10" x 2'6"

Floor 0



Floor 1



Approximate total area*
56.7 m²
610 ft²

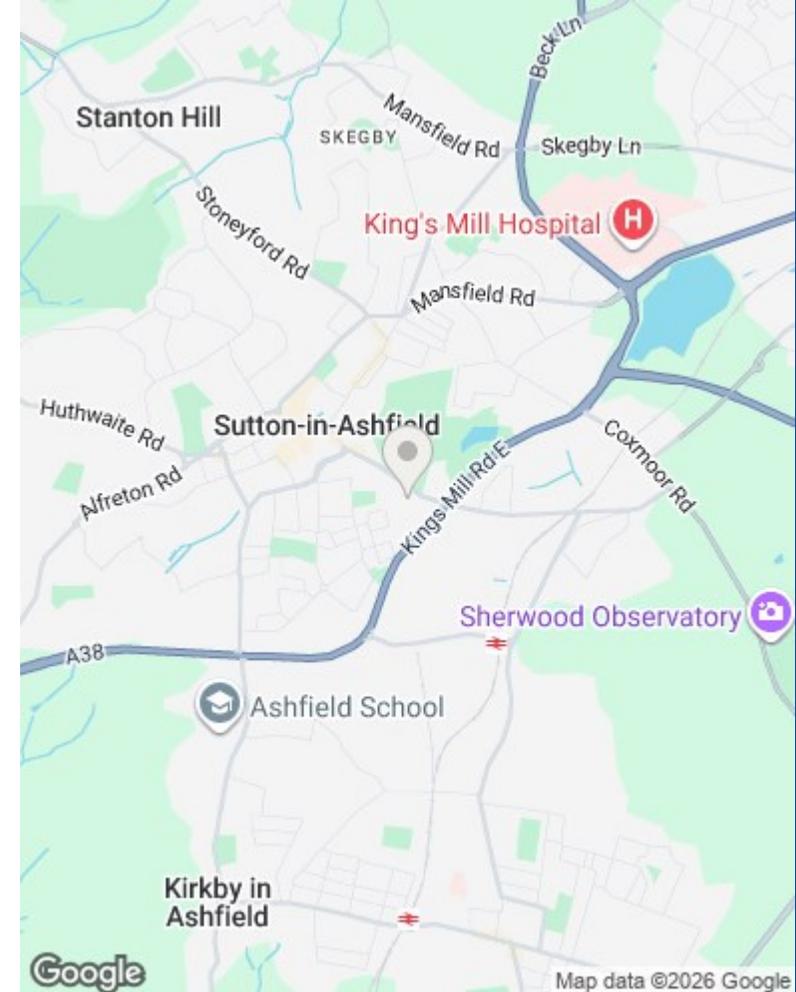
Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: A
Ashfield**

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