



 2

 0

 1

 C

DavidJames
the estate agent

Main Street, Huthwaite, Sutton-In-Ashfield, NG17 2LQ

£750 Per Calendar Month

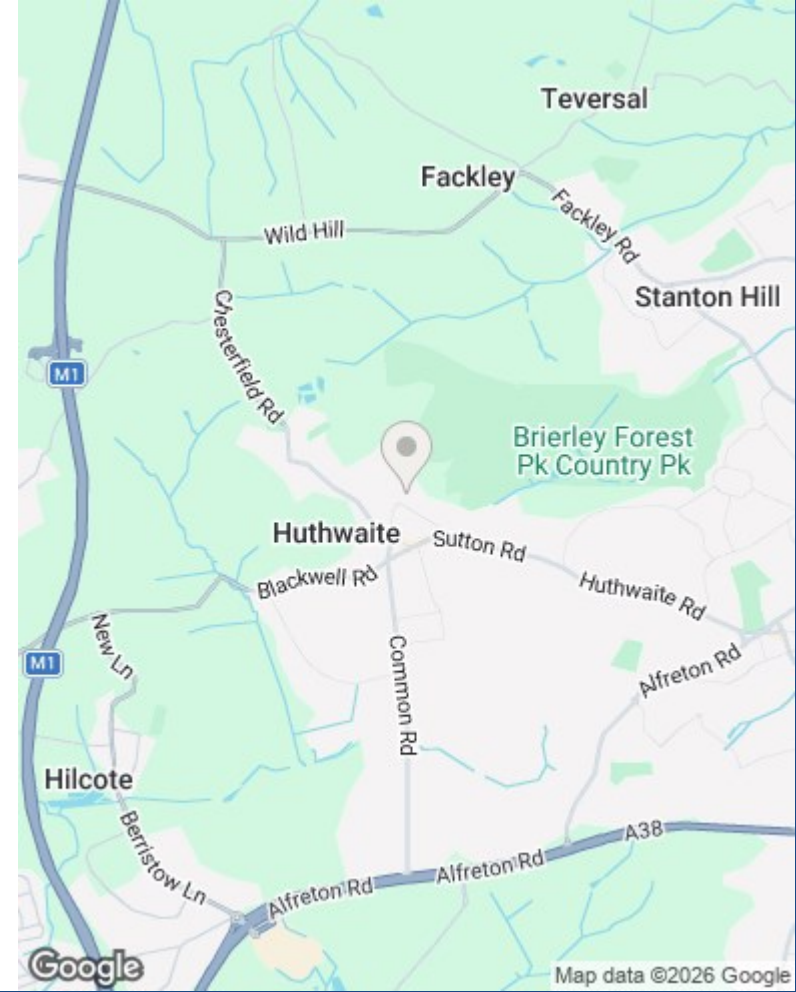
About This Property

Located close to the A38 and Junction 28 of the M1 Motorway is this smart and stylish two double bedroom middle terraced home which benefits from a gas fired central heating system and upvc double glazing with a smart modern fitted kitchen and first floor white 3 piece bathroom/wc. The property has recently been redecorated and has carpets and flooring as fitted. Offered for let with immediate occupation and accommodation to comprise of, front living room (3.65m x 3.45m) rear separate dining room (3.65m x 3.58m), modern fitted kitchen (3.44m x 2.8m). Stairs to first floor and front double bedroom (3.39m x 3.65m) rear double bedroom (3.59m x 2.69m). White modern 3 piece bathroom (3.12m x 2.33m). An early viewing is strongly recommended. Located within walking distance to local schools and shops with bus routes also within easy walking distance. EPC Rating C, Council Tax Band A, All mains services are connected, Freehold. BOND £865
VIEWING WITH AGENTS



- Newly decorated 2 double bed Terrace
- Gas central Heating and upvc Double Glazing
- Close to local shops, schools and public transport
- Ready for immediate occupation
- Early viewing recommended
- Two separate living rooms
- Modern fitted kitchen & bathroom
- EPC Rating C, Council Tax Band A
- All mains services are connected
- BOND £865





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@wabharnes.co.uk

naea | propertymark
PROTECTED

 **The Property
Ombudsman**