



## 16 Herne Street, Sutton-In-Ashfield NG17 4GX

### £775 Per Calendar Month

Located within this popular residential area close to local schools, shops and public transport facilities is this three bedroom semi detached family home which has recently been redecorated with new carpets and vinyl flooring throughout. The house is well presented and ready for immediate occupation. In brief comprising of a gas central heating system and PVCu double glazing with accommodation to include, entrance porch & entrance hall, front living room with feature fireplace (3.92m x 4.55m), modern fitted kitchen/diner to rear (3.45m x 4.15m). To the first floor is a front double bedroom (3.13m x 3.76m), front single bedroom (2.46m x 1.90m), rear double bedroom (3.06m x 3.13m) plus family bathroom/WC with shower over bath (1.74m x 1.89m). An early viewing is strongly recommended. There is a small front garden area with off road parking for 1 car. Gated side access leads to the rear garden which is enclosed with small lawn and outbuilding/stores. All mains water and drainage are connected.

EPC Rating E, Council Tax Band A, Freehold. BOND £894

VIEWING ACCOMPANIED WITH AGENTS

- Newly decorated throughout and new carpets fitted
- Ready for Immediate Let
- Off Road Parking for 1 car
- BOND £894
- Spacious front living room with feature fireplace
- Close to schools, Shops, public transport
- Mains water and drainage connected
- Rear Modern fitted Kitchen/Diner
- Rear enclosed garden / outbuildings
- Council Tax Band A, EPC Rating E



DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

