26 Thoresby Crescent, Stanton Hill NG17 3GU

£895 Per Calendar Month

We are delighted to offer for let this fully refurbished three bedroom semi detached family home located within a small development. The property is ready for immediate let and offers spacious accommodation with the benefit of a new gas fired central heating system, newly installed kitchen and newly fitted 4 piece bathroom suite. In brief the house comprises of entrance hallway with stairs to first floor, living room (5.31m x 3.26m) separate dining room 3.05m x 3.51m), rear newly fitted kitchen with modern units and built in oven/hob (2.20m x 4.50m) plus storage cupboard under stairs. First floor landing, double bedroom one (2.90m x 3.54m) double bedroom two (2.87m x 3.24m), bedroom three (3.24m x 2.30m) plus additional box room could be used as small study, family 4 piece bathroom suite with bath, basin, w.c and separate walk-in shower (2.58m x 2.23m). Outside there is a front easy to maintain pebbled garden with driveway. Gated access leads to the rear private garden with shed. The property is worthy of an early viewing so not to be missed. EPC Rating C, Council Tax Band A with Ashfield Council, Freehold, all mains water, gas and electric are connected.. BOND £1032
VIEWING ACCOMPANIED WITH AGENTS

- **Immaculate Fully refurbished Home**
- **Newly fitted 4 piece bathroom suite**
- **Early Viewing advised so not to be disappointed**

- **3 bedrooms plus box room**
- **Gas heating, Double glazing, off road parking**
- **EPC Rating C, Council Tax Band A**

- **Newly fitted kitchen with oven/hob**
- **Private rear garden**
- **BOND £1032**

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC