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C

**DavidJames**  
*the estate agent*

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

## About This Property

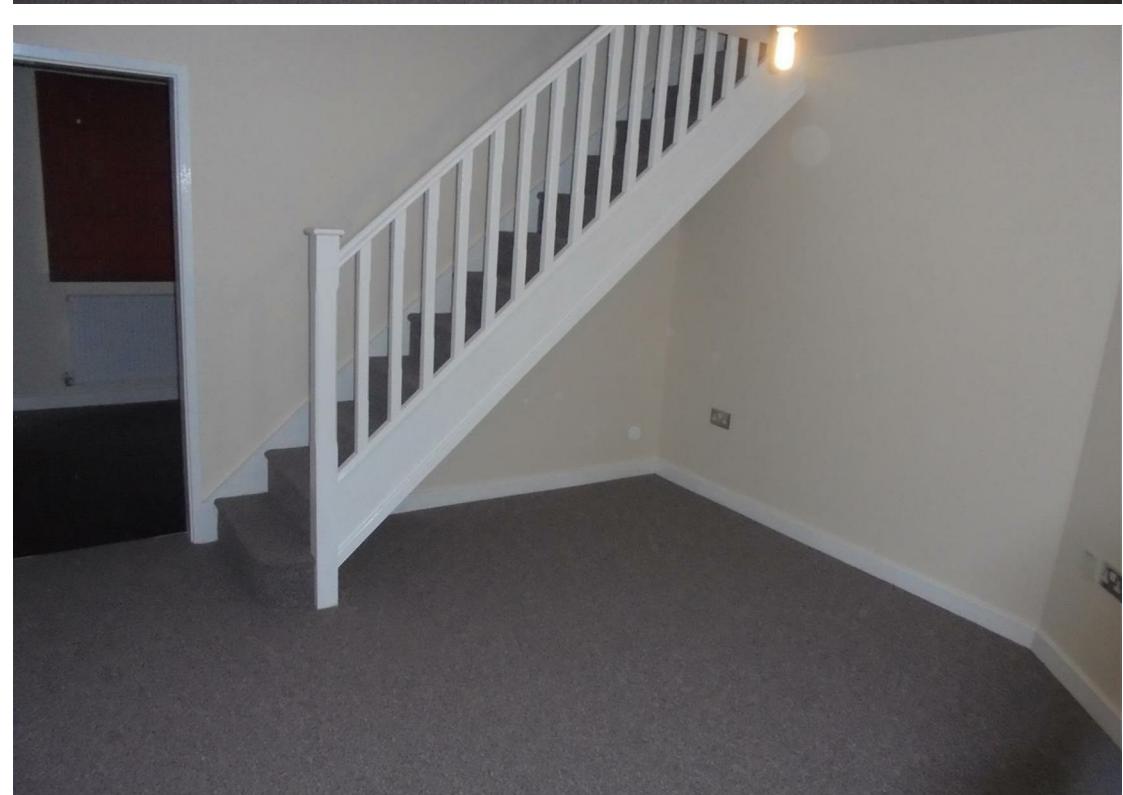


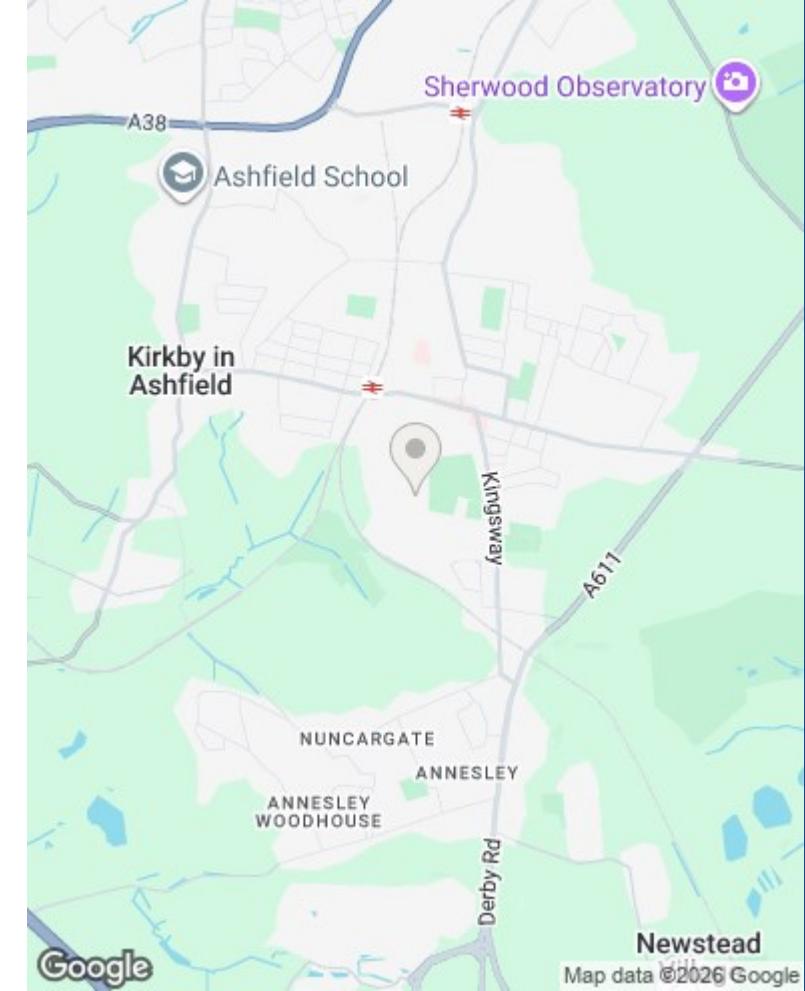
Lovely modern two bedroom town house situated on this modern development located within walking distance of Kirkby in Ashfield town centre. Having the benefit of a gas fired central heating system and upvc double glazing, the property offers accommodation to comprise:- Entrance hallway, downstairs cloaks/w.c, 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







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**Council Tax Band: A  
Ashfield**

**DavidJames**  
the estate agent

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 **The Property  
Ombudsman**