



DavidJames
the estate agent

Regent Street, Sutton-In-Ashfield, NG17 2EH

£825 Per Calendar Month

About This Property

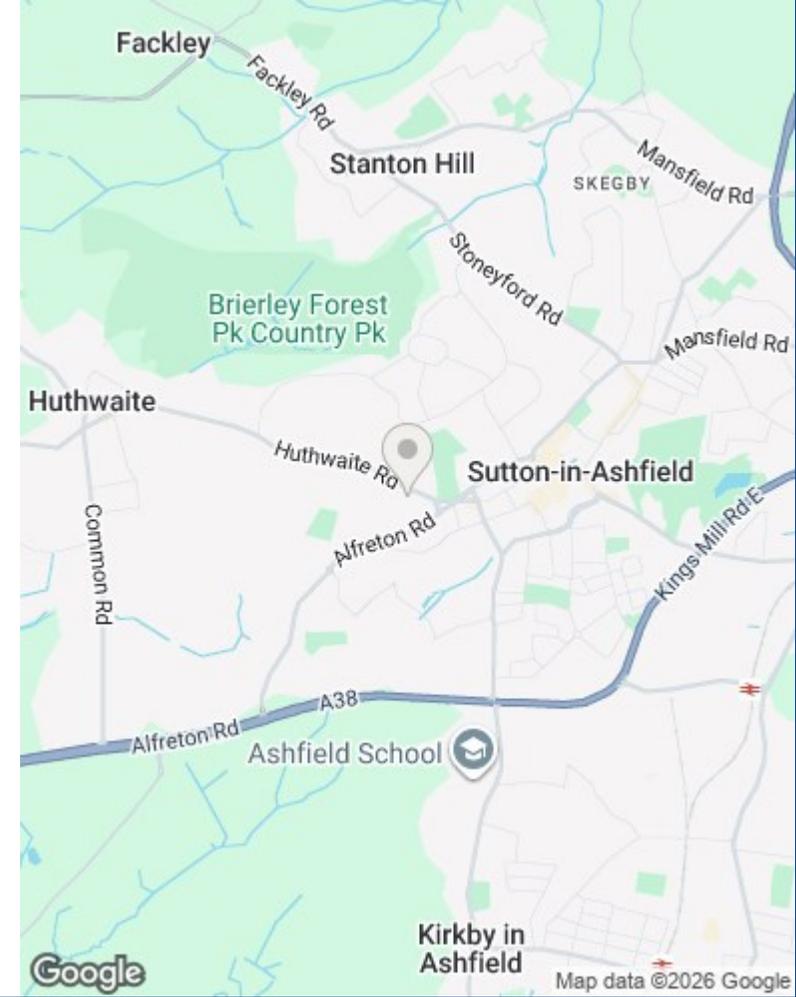
We are delighted to offer for let this immaculately maintained fully modernised three bedroom semi detached house which has undergone a full scheme of refurbishment to include new kitchen, new bathroom, all new flooring, newly plastered and repainted throughout, new heating system and rewired, all new windows and doors. An early viewing is strongly recommended. Available immediate occupation.

The accommodation in brief comprises of front living room (3.50m x 3.65m), rear separate dining room (3.70m x 3.65m), fitted kitchen (4.67m x 1.95m), stairs to landing and first floor, front double bedroom (3.48m x 3.4m), rear bedroom (2.64m x 3.78m), 3 piece bathroom/w.c (2.16m x 1.81m), stairs to 2nd floor attic and double bedroom three (3.64 x 4.83m). Outside to the rear there is a private garden with lawn, paved patio and brick outbuilding. EPC Rating C, Council tax Band A, Freehold, all mains services are connected. BOND £951.
VIEWING ACCOMPANIED WITH AGENTS

- An early viewing is strongly recommended
- Fully refurbished 3 bed semi detached home
- New fitted kitchen and bathroom
- New carpets & decorating throughout
- Popular location close to A38 / M1 Motorway
- EPC Rating C, Council Tax Band A
- All mains services are connected, Freehold
- BOND £951







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**

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