



## £700 pcm

Brand Lane, Sutton-in-Ashfield, NG17 3GH  
EPC Rating C

Situated in a convenient area with local amenities close by this three bedroom mid terraced house having uPVC double glazed double glazing and gas central heating with a combination boiler. The property comprises a lounge, dining room, newly fitted kitchen and access to the ground floor bathroom. To the upper floor are three bedrooms. The property is on road parking and has a courtyard garden to the rear.

LOUNGE 12' 4" x 10' 11" (3.76m x 3.35m)

DINING ROOM 12' 0" x 12' 4" (3.66m x 3.77m plus door recess)

KITCHEN 11' 9" x 6' 4" (3.59 m x 1.95m)

BATHROOM 6' 4" x 6' 6" (1.95m x 1.99m)

BEDROOM ONE 11' 0" x 12' 0" (3.37m x 3.68m)

BEDROOM TWO 12' 4" x 8' 11" (3.78m x 2.74m maximum)

BEDROOM THREE 11' 6" x 6' 5" (3.51 m plus door recess x 1.96m)

Deposit £807.69  
Council Tax Band A  
Initial 6 months fixed term Shorthold Tenancy

COUNCIL TAX BAND: A

LOCAL AUTHORITY:

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.

