



85 VERNON ROAD KIRKBY-IN-ASHFIELD

£800 Per

Freshly decorated throughout, this well-presented 3-bedroom home features a brand-new fitted bathroom, two generous double bedrooms and a single bedroom. Outside, there's a large enclosed rear garden with a courtyard area. Local amenities are within easy walking distance.



- Newly fitted bathroom • Two double bedrooms • Two lounge rooms • Kitchen with brand new flooring

Lounge

Bright and welcoming lounge positioned at the front of the property, featuring neutral décor, fitted carpeting and an electric fire.

Diner

Spacious dining room situated in the middle of the property, finished in neutral décor with fitted carpeting.

Kitchen

The fitted kitchen benefits from brand-new flooring and direct access to the rear garden/courtyard area. Worktop and cupboard space with single gas cooker and hob.

Bedroom 1 front

Spacious double bedroom, finished in neutral décor with fitted carpeting.

Bedroom 2 rear

Bright and spacious second bedroom, with the same neutral décor and fitted carpeting.

Bedroom 3 rear

The third bedroom/single room would be ideal as a single bedroom, home office or study.

Bathroom

Brand-new three-piece bathroom suite, finished with grey wall panels.

Features a bath with overhead shower, wash basin and WC, complemented by wood-effect flooring.

Garden

Large rear garden with a spacious courtyard area.

The garden offers plenty of outdoor space with a rear courtyard.

Material Information

Material Information

Electricity supply: Mains connection.

Water and sewerage status: Mains connection with a water meter

Heating and hot water status: Gas central heating

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield

Council: Ashfield Borough Council

Any planning permission in the area: ashfield.gov.uk/planning-and-building-control/search-planning-applications/

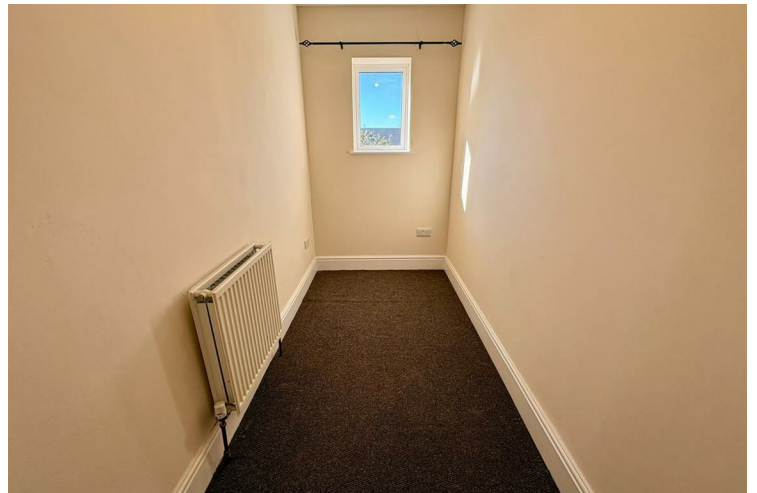
Terms and Conditions

Costs to move in to this property = £184.00 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, £923.00 equivalent to 5 weeks rent. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Propertymark Client Money Protection Scheme and Tenancy Deposit Scheme.



- 2 doubles & 1 single bedroom • Rear enclosed garden with patio area • Gas central heating • UPVC double glazing • Very close to primary school • Nearby to local amenities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management