



## 126 BRAND LANE SUTTON-IN-ASHFIELD

£750 Per

Unfurnished 3 bedroom mid terrace house with 2 reception rooms and rear off road car parking space.

The house benefits from new kitchen, bathroom, carpets and redecoration.

The ground floor offers front reception room (3.63m x 3.35m), rear reception room (3.63m x 3.70m) with electric fire with fireplace, fitted under-stairs storage cupboard and stairs off, rear galley kitchen (3.54m x 1.98m) with newly fitted units (cooker can be provided too if required), along with door out onto the rear garden. Also ground floor bathroom with new white 3 piece suite with shower over the bath (2m x 1.89m)

Upstairs has main front large bedroom (3.63m x 3.35m) with small fitted storage cupboard, bedroom 2 (2.72m x 3.73) with fitted cupboard for boiler and further third rear bedroom (3.53m x 1.96m.)



Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see  
[checker.ofcom.org.uk](http://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 District Council

Any planning permission in the area: see  
[planning.ashfield.gov.uk/planning-applications](http://planning.ashfield.gov.uk/planning-applications)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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

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