



## Stoneyford Road, Sutton In Ashfield, Notts, NG17 4DB

**For Sale: £450 Per calendar month or To Let: £450 Per calendar month**

Located within easy walking distance of Sutton in Ashfield town centre is this nicely presented three bedroom mid terrace home which has carpets and floor coverings as fitted. The property benefits from a gas fired central heating system and upvc double glazing with accommodation in brief comprising of; front living room, rear modern fitted kitchen/diner leading to a rear lobby leading to downstairs 3 piece bathroom suite. To the first floor are two good sized bedrooms plus 3rd double bedroom to 2nd floor attic. Outside there is a rear garden area with shared access to neighbouring properties. Would suit couple or family. DSS applicants are welcome with good references, small pets are considered. EPC Rating E a copy of which is available on request.

BOND £550

VIEWING ACCOMPANIED

**NOTE:- W A BARNES LLP FEES PAYABLE AS FOLLOWS:-**

£20 inclusive of VAT (non-refundable) per applicant over the age of 18 years to undertake a credit check. An additional fee of £150 inclusive of VAT per property will be charged when signing the 6 month Assured Shorthold Tenancy Agreement

- Three bedrooms
- Gas centrally heated
- Modern kitchen/diner
- Downstairs bathroom/w.c
- Convenient location
- Rear garden area
- Ready early November
- EPC Rating E
- Early viewing advised
- carpets / flooring as fitted
- DSS considered
- Small pets considered



## **DISCLAIMER**

**These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.**



## Energy Performance Certificate

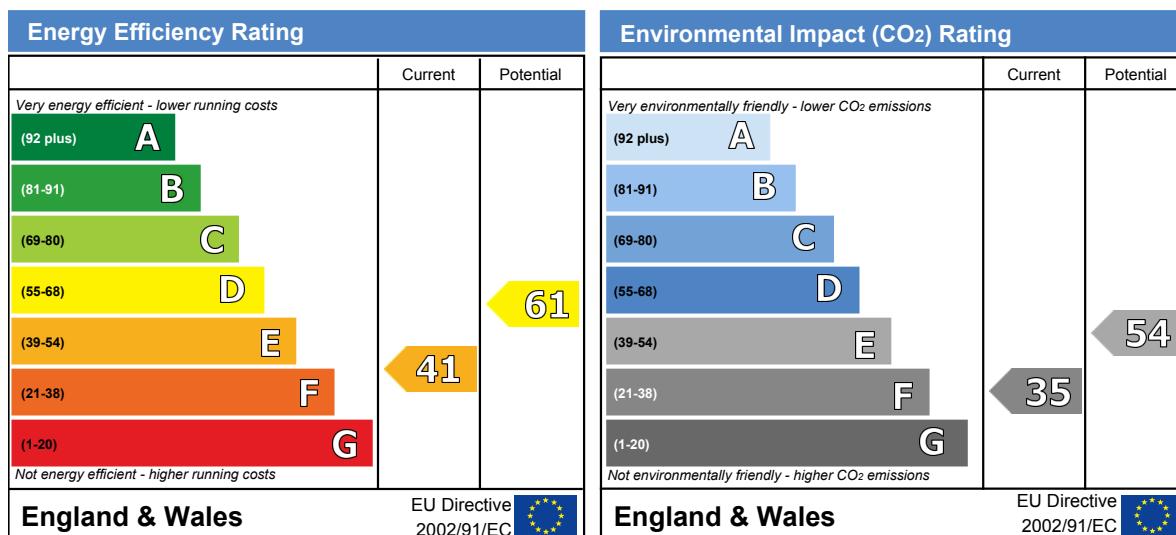


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28, Stoneyford Road,  
SUTTON-IN-ASHFIELD,  
NG17 4DB

Dwelling type: Mid-terrace house  
 Date of assessment: 30 March 2010  
 Date of certificate: 30 March 2010  
 Reference number: 0076-2840-6770-9370-1921  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 46 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	638 kWh/m <sup>2</sup> per year	410 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.9 tonnes per year	3.2 tonnes per year
Lighting	£35 per year	£23 per year
Heating	£701 per year	£513 per year
Hot water	£177 per year	£91 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.