



## Corby Road Irnham, NG33 4JB

RECENTLY REFITTED WITH NEW FLOORING, COMPLETE REDECORATION & NEW HEATING - This charming two bedroom cottage is located in the quiet and picturesque village of Irnham just round the corner from Irnham Hall and the popular Griffin pub.

£895 PCM

# Corby Road

Irnham, NG33 4JB



- Recently Redecorated, New Flooring & New Heating
- Sitting Room with Log Burner
- Village Location
- 2 Bedroom Character Cottage
- Rear Garden with outhouses and separate Parking Area
- EPC Rating E
- Kitchen/Diner
- Two Bedrooms and Bathroom
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance

Living Room

15'8 x 10'10 (4.78m x 3.30m)

Kitchen/Dining Room

16'7 x 8'8 (5.05m x 2.64m)

Rear Hallway

First Floor Landing

Bedroom 1

13'1 x 9'1 (3.99m x 2.77m)

Bedroom 2

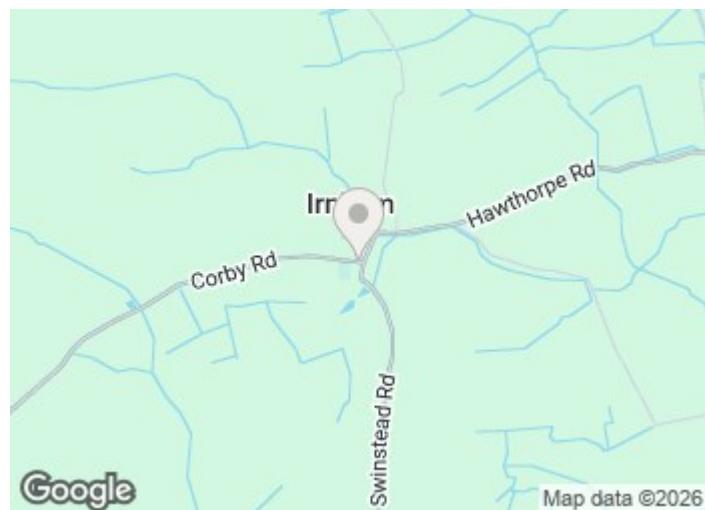
11'6 x 11'0 (3.51m x 3.35m)

Bathroom

8'4 x 10'1 (max) (2.54m x 3.07m (max))

Front & Rear Garden

Off Street Parking to Rear

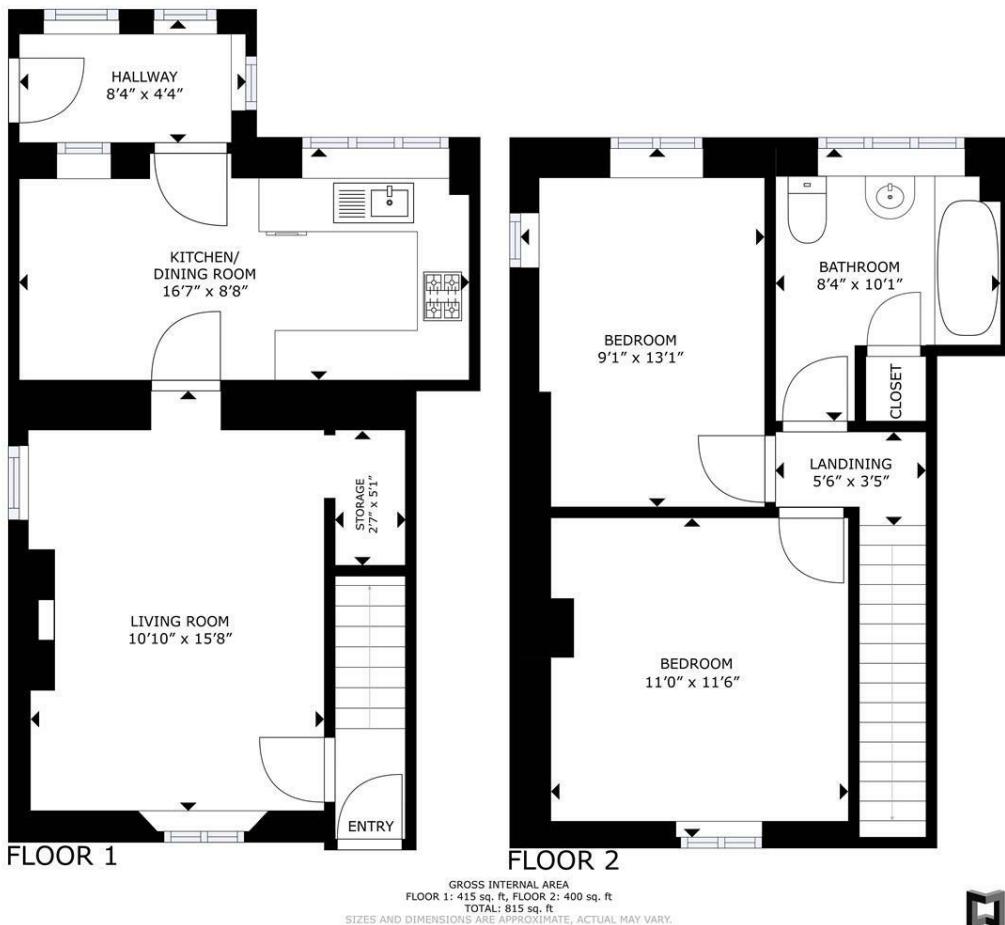


## Directions

Please use Postcode NG33 4JB for Sat-Nav assistance



## Floor Plan



 **Matterport**

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	