



£845 pcm

Dunstan Street, Netherfield, Nottingham, NG4 2PB

EPC Rating E



Well presented end terrace house ready for occupation. In brief, the two storey accommodation comprises; a living room with laminate flooring, a white modern kitchen diner with a fitted oven, hob and extractor, utility room with plumbing for a washing machine and a door onto the low maintenance rear garden.

To the first floor are two bedrooms and a modern white bathroom with a mixer shower attachment over the bath.

Netherfield is a popular residential area with a wide range of amenities as well as public transport links including a railway station. It also has local shops, play park, takeaways and schools. It is home to Victoria Retail Park with a multitude of popular shops including clothing and DIY as well as a gym, coffee shops and a supermarket.

Deposit £975

Council Tax Band A

Initial 6 months fixed term Shorthold Tenancy

LIVING ROOM 11' 8" into recess x 11' 5" (3.56m x 3.48m)

KITCHEN DINER 11' 6" x 11' 11" (3.52m x 3.64m)

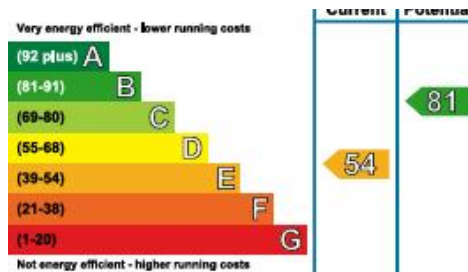
UTILITY ROOM 7' 10" x 5' 10" (2.41m x 1.80m)

BEDROOM ONE 11' 8" into recess x 11' 4" (3.56m x 3.47m)

BEDROOM TWO 9' 2" x 8' 9" maximum measurement (2.81m x 2.67m)

BATHROOM 5' 7" x 7' 10" (1.72m x 2.40m)





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

#### 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.

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

