

£2,300 pcm

Greendale Road, Arnold, Nottingham, NG5 6QD

EPC Rating B



Renovated to high standard and presented in show home condition, this detached family home occupies a corner plot and is a must view property. The renovations included a re-wire, new heating system and replacement windows and doors. The property also benefits from Wi-fi with data sockets, an alarm and solar panels with electric battery storage.

In brief, there is an entrance hallway with tiled flooring and stairs to the first floor with a glass inset banister. An office which could also be utilised as a bedroom, snug or playroom. Downstairs WC with wash hand basin. The tiled flooring continues through to the utility room and kitchen breakfast room. The utility room is fitted with a range of units including a cloaks cupboard and bench with built in space for shoes, spaces for a washing machine and for a tumble dryer. The kitchen is fitted with an oven and combination oven, an induction hob and extractor. There is an integrated fridge freezer and dishwasher and the quartz work surface incorporates a breakfast bar. The kitchen is open plan to a dining area with French doors onto the garden and to the living room.

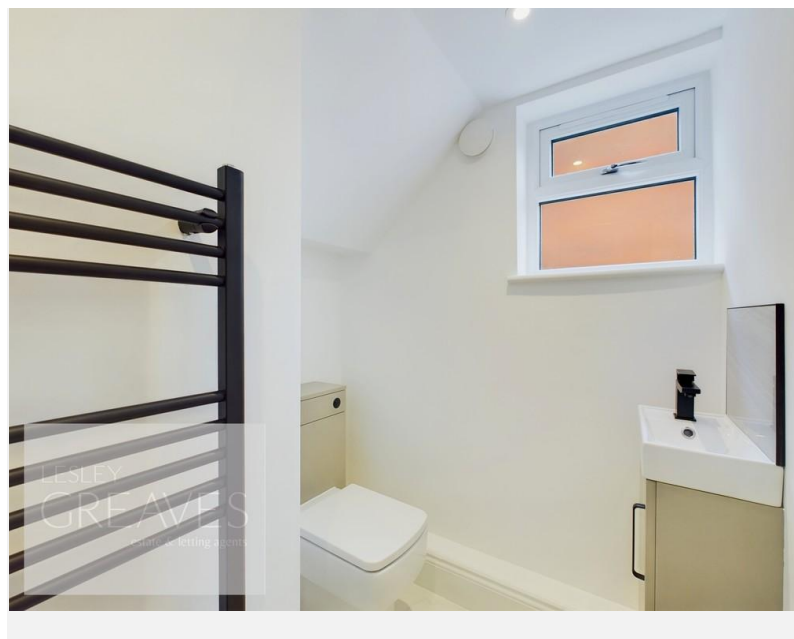
Off the first floor galleried landing is access the loft room and has useful built in storage. There are four bedrooms, with fitted wardrobes to two of the bedrooms. The family bathroom is fitted with a new four piece suite with both a bath and a separate shower cubicle.

To the front is a block paved driveway and the rear garden has been landscaped with decking and artificial grass, has gated side access and fencing to the perimeters. The newly built summer house with bi-folding doors, Wi-Fi, separate alarm and a separate storage area.

Arnold is a busy market town with great public transport links to Nottingham City Centre. There are local primary and secondary schools in the area, supermarkets, a leisure centre, eateries, public houses and an assortment of shops.

Deposit £2,653.84
 Council Tax Band D
 Initial 6 months fixed term Shorthold Tenancy

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL 15' 0" x 3' 7" (4.57m x 1.09m)

UTILITY ROOM 14' 1" x 7' 1" (4.29m x 2.16m)

STUDY / BEDROOM FIVE 14' 2" x 7' 5" (4.32m x 2.26m)

WC 6' 0" maximum x 3' 0" plus recess (1.83m x 0.91m)

KITCHEN/BREAKFAST ROOM 13' 3" x 8' 5" (4.04m x 2.57m)

LOUNGE DINER 24' 1" x 12' 1" (7.34m x 3.68m)

BEDROOM ONE 13' 1" x 8' 2" plus wardrobe recess (3.99m x 2.49m)

BEDROOM TWO 10' 10" x 10' 9" plus wardrobe recess (3.3m x 3.28m)

BEDROOM THREE 12' 7" x 7' 5" (3.84m x 2.26m)

BEDROOM FOUR 8' 6" x 7' 3" (2.59m x 2.21m)

BATHROOM 9' 7" x 5' 5" (2.92m x 1.65m)

GARDEN ROOM 10' 7" x 8' 11" (3.23m x 2.72m)

COUNCIL TAXBAND: D

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.