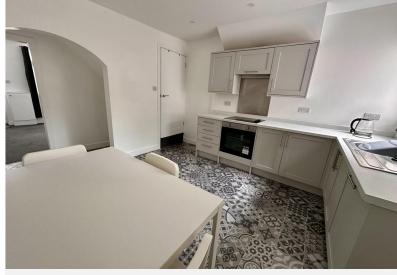
## LESLEY GREAVES

estate & letting agents







## £895 pcm

Curzon Street, Netherfield, Nottingham, NG4 2NR EPC Rating C







Immaculately presented modernised terraced home, available now for occupation.

In brief, the uPVC double glazed accommodation comprises a living room at the front, kitchen diner with a built in oven, hob and extractor and an integrated dishwasher. There's a door to the enclosed staircase and an opening to the utility room which has further built in units, space for a fridge freezer and under counter space and plumbing for a washing machine. An opening leads to a rear lobby with a door onto the garden and a door to the modern three piece bathroom, with a mains fed shower over the bath. There are three bedrooms to the first floor.

The rear garden has been gravelled and decked offering a lovely low maintenance area.

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 £1,032.69 Council Tax Band A

Initial 6 months fixed term Shorthold Tenancy

LIVING ROOM 11' 11" x 11' 10" (3.64 m x 3.61 m) into recess

KITCHEN/DINER 11' 8" plus recessx 10' 4" (3.57m x 3.17m)

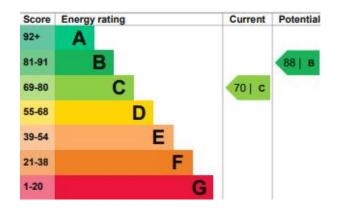
UTILITY ROOM 5' 9" x 8' 3" (1.76m x 2.52m)

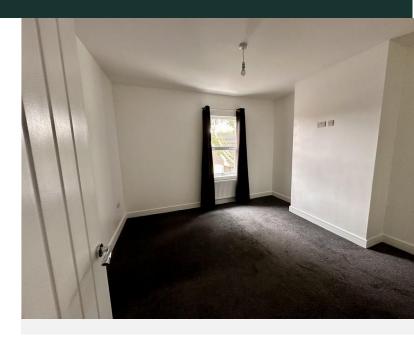
BATHROOM 6' 3" x 5' 2" (1.93m x 1.58m)

BEDROOM ONE 12' 0" into recess x 11' 10" (3.67m x 3.62m)

BEDROOM TWO 11' 10"  $\times$  8' 9" into recess (3.63m  $\times$  2.69m)

BEDROOM THREE 8' 1" x 5' 9" (2.47m x 1.76m)











COUNCIL TAXBAND: 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

Contact Us www.lesleygreaves.co.uk 0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not lettings@lesleygreaves.co.uk be relied upon and potential buyers/tenants are advised to recheck the measurements.



