



£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" (3.64m x 3.61m)
 into recess

KITCHEN/DINER 11' 8" plus recess x 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" x 8' 9" into recess (3.63m x 2.69m)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.