



£950.00

Per Calendar Month

MAIN STREET
BURTON JOYCE

- VILLAGE LOCATION
- MODERN KITCHEN & BATHROOM
- GOOD SIZED GARDEN
- INTEGRATED APPLIANCES
- SPACIOUS BEDROOMS
- SEMI DETACHED
- EPC E

Deceptively spacious Semi Detached Home

DECEPTIVELY SPACIOUS AND FULL OF CHARACTER, THIS QUIRKY SEMI-DETACHED HOME IS IDEALLY SITUATED IN THE HEART OF A POPULAR VILLAGE.

MODERN THROUGHOUT, THE PROPERTY FEATURES A FRESH, CONTEMPORARY COLOUR PALETTE, ALONG WITH A MODERN KITCHEN AND BATHROOM.

UPON ENTERING THROUGH THE FRONT DOOR, YOU STEP DIRECTLY INTO THE INVITING LOUNGE, BOASTING STRIPPED WOODEN FLOORING AND AN OPEN FIREPLACE, PERFECT FOR COSY EVENINGS.

A DOORWAY LEADS THROUGH TO THE DINING ROOM, THE DINING ROOM FLOWS SEAMLESSLY INTO THE KITCHEN. THE KITCHEN IS FINISHED WITH SLEEK GLOSS WHITE UNITS AND COMES FULLY EQUIPPED WITH AN INTEGRATED FRIDGE FREEZER, DISHWASHER, FITTED COOKER, MICROWAVE, AND EXTRACTOR HOOD.

PATIO DOORS OPEN OUT TO A GENEROUS REAR GARDEN, IDEAL FOR ENTERTAINING OR RELAXING.

UPSTAIRS, THE FIRST FLOOR HOSTS A SPACIOUS BEDROOM WITH A CHARMING CAST IRON FEATURE FIREPLACE, AS WELL AS A STYLISH, MODERN BATHROOM COMPLETE WITH A MAINS-FED SHOWER AND SHOWER SCREEN OVER THE BATH. STAIRS LEAD TO THE SECOND FLOOR, WHERE YOU'LL FIND ANOTHER GENEROUSLY SIZED BEDROOM WITH BUILT-IN STORAGE.

SET OVER THREE FLOORS AND OFFERING A LARGE GARDEN, THIS PROPERTY MAKES AN EXCELLENT FAMILY HOME OR WOULD SUIT PROFESSIONAL COUPLES ALIKE.

BURTON JOYCE IS A HIGHLY DESIRABLE RIVERSIDE VILLAGE ON THE BANKS OF THE RIVER TRENT, OFFERING EXCELLENT TRANSPORT LINKS WITH BOTH RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM CITY CENTRE. THE VILLAGE IS WELL-SERVED BY LOCAL AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS AND RESTAURANTS, A DOCTOR'S SURGERY, CHEMIST, DENTIST, AND A WELL-REGARDED PRIMARY SCHOOL.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY
- DEPOSIT £1,096.15
- 91 SQ METERS

LIVING ROOM

11' 11" (INTO ALCOVE) X 11' 3" (3.65M X 3.43M)

DINING ROOM

12' 1" X 11' 11" (3.70M X 3.64M)

KITCHEN

20' 11" X 6' 2" (6.39M X 1.89M)

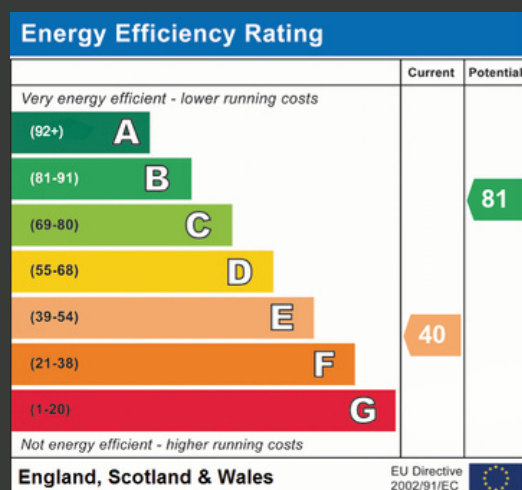
BEDROOM ONE

11' 11" X 11' 3" (3.65M X 3.45M)

BATHROOM

BEDROOM TWO

16' 9" (INTO SLOPING ROOF) X 8' 11" (5.12M X 2.72M)



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

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