

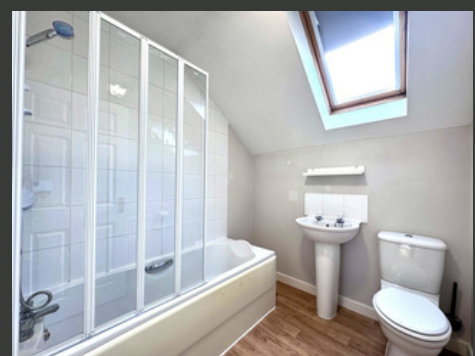


£925.00

Per Calendar Month

EMERYS ROAD
GEDLING

- MODERN TOWN HOUSE
- OFF STREET PARKING
- MODERN KITCHEN
- LIVING/DINING ROOM
- THREE BEDROOMS
- DOWNSTAIRS WC
- EPC C



Well-Presented Modern End-Townhouse with Three Bedrooms

SITUATED IN A SOUGHT-AFTER AND WELL-ESTABLISHED RESIDENTIAL AREA, THIS BEAUTIFULLY PRESENTED END-TOWNHOUSE OFFERS STYLISH AND PRACTICAL MODERN LIVING, CONVENIENTLY CLOSE TO SCHOOLS, SHOPS, PUBLIC TRANSPORT LINKS AND LEISURE AMENITIES.

THE GROUND FLOOR COMPREHENSIVE WORKING KITCHEN, ROOM FOR APPLIANCES AND INCLUDES AN ELECTRIC OVEN AND GAS HOB. THE BRIGHT, SPACIOUS LOUNGE/DINING AREA FEATURES FRENCH DOORS THAT LEAD OUT TO THE REAR GARDEN PERFECT FOR RELAXING OR ENTERTAINING. A CONVENIENT GROUND FLOOR W/C AND A USEFUL STORAGE CUPBOARD COMPLETE THE LAYOUT.

UPSTAIRS, THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, ALONG WITH A MODERN FAMILY BATHROOM FITTED WITH A SHOWER OVER THE BATH. THE LANDING ALSO BENEFITS FROM BUILT-IN STORAGE.

EXTERNALLY, THE PROPERTY FEATURES A BLOCK-PAVED DRIVEWAY TO THE FRONT OFFERING OFF-STREET PARKING, WHILE THE REAR GARDEN IS FULLY ENCLOSED AND DESIGNED FOR LOW-MAINTENANCE, WITH GATED ACCESS.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY. THEREAFTER A ROLLING CONTRACT.
- DEPOSIT £1,067.30
- 80 SQ METERS

HOLDING DEPOSIT AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT



KITCHEN

10' 9" x 8' 11" (3.30m x 2.72m)

LOUNGE/DINER

16' 2" x 15' 9" to the maximum
into recess (4.93m x 4.81m)

BEDROOM ONE

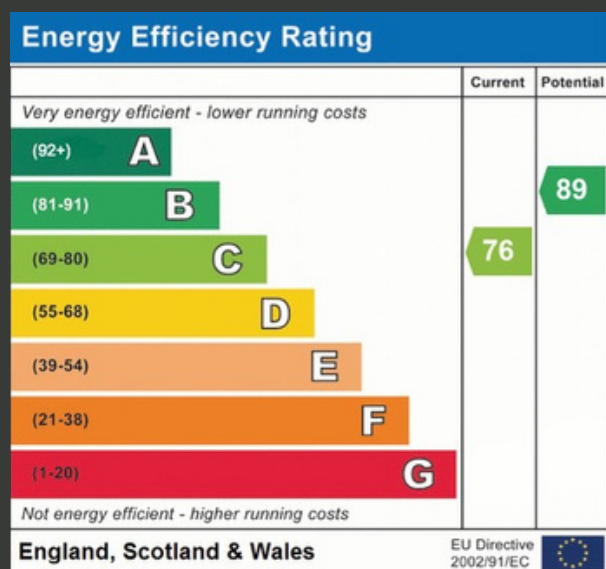
13' 8" x 9' 3" reduced head height
(4.19m x 2.84m)

BEDROOM TWO

12' 9" x 8' 7" (3.89m x 2.64m)

BEDROOM THREE

8' 8" x 7' 5" (2.65m x 2.28m)



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