

# JOHNSONS & PARTNERS

Estate and Letting Agency



**86 PHOENIX AVENUE,**

GEDLING, NG4 4DT

**£995 PER MONTH**





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, GEDLING, NG4 4DT

**£995 PER MONTH**



Available Immediately | Three Bedrooms | Garage | Popular Location | Close to Local Amenities |

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Three bedroom semi detached property, situated on a well established road within the popular village of Gedling, the property is close to shops, amenities and schooling, as well as public transport.

To the ground floor there is an entrance hallway with staircase to first floor which leads into the dining kitchen, and then through to the full length living room which has a dual aspect to the front and rear. The dining kitchen is fitted with a range of modern style units with access to outside, To the first floor, off the landing, there are three bedrooms and a family bathroom.

Outside the property has a full width front garden and an enclosed rear garden with driveway and garage.

Viewings are highly recommended. Contact our team today to arrange your viewing.

T: 0115 855 6622

[Entrance Hallway](#)

[Dining Area](#)

[Kitchen](#)

[Living Room](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[Garage](#)

[Deposits](#)

The successful applicant will be required to pay a holding deposit equivalent to 1 weeks rent before referencing.

Prior to move in, we will require a deposit equivalent to 5 weeks rent along with the first months rent. Any holding deposit will be deducted from these amounts.

[Viewings](#)

Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of between 10 and 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed.

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information,

we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

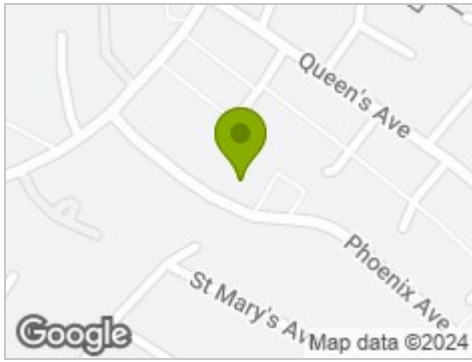
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



## Hybrid Map



## Terrain Map



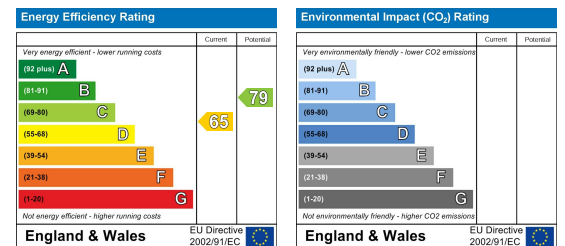
## Floor Plan



## Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.