

JOHNSONS & PARTNERS

Estate and Letting Agency



6 HERVEY GREEN,
NOTTINGHAM, NG11 8DX

£1,095 PCM



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Situated in a lovely residential green of Clifton, this brick built end of terrace house is ideally situated. Boasting three bedrooms with modern kitchen and bathroom it would suit either a professional couple or growing family. Standing just five or so miles from Nottingham City Centre this is easily reached by either the tram or bus service with stops for both close by. With a wealth of amenities on your doorstep including a Morrisons, Lidl and several pubs Clifton is a popular location for all ages.

Entrance Hall

Entrance door, built-in storage cupboard, radiator, stairs to first floor and door leading to the living room.

Living Room

22'5" x 9'9" (6.83 x 2.97)

Double glazed window to front and rear of the property with curtain pole and curtains, two radiators, T.V. point including Virgin Media or BT and door leading to the kitchen.

Kitchen

18'2" x 7'7" (5.54 x 2.31)

Double glazed window to side aspect with fitted blinds. Single glazed door and window to rear garden. Range of wall and base units with work surface over, inset stainless steel sink with mixer tap, gas hob and electric cooker, space and plumbing for washing machine and dishwasher, space for free standing fridge/freezer. Under stairs storage cupboard.

First Floor Landing

First floor landing has doors leading to all three bedrooms and bathroom, as well as an airing cupboard and loft hatch with ladders.

Master Bedroom

11'5" x 9'9" (3.48 x 2.97)

Double glazed window with fitted curtains to front of the property, built-in cupboard over stairs, built-in wardrobe, TV point and radiator.

Bedroom Two

11'0" x 10'9" into recess (3.35 x 3.28 into recess)

Double glazed window with fitted curtains to rear aspect and radiator.

Bedroom Three

11'6" x 5'8" (3.51 x 1.73)

Double glazed window with fitted blinds to the front of the property, built-in storage cupboard and radiator

Family Bathroom

7'7" x 7'4" (2.31 x 2.24)

Two double glazed windows with fitted blinds to rear of the property. Suite comprises of bath with mains shower over, wash hand basin and low level W.C., and towel radiator.

Rear Garden

Paved patio area, garden shed and greenhouse, side access gate where bins are stored.

Front Garden

Paved pathway leading to front entrance door, hedge with timber access gate, planted beds with a range of shrubs and plants.

EPC

D

Council Tax Band

A

Agency Notes

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only.

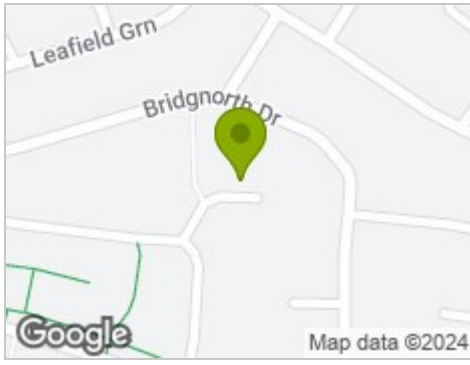
The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements.

Deposit

A deposit equivalent to 5 weeks rent will be requested, this will be protected by DPS.



Road Map



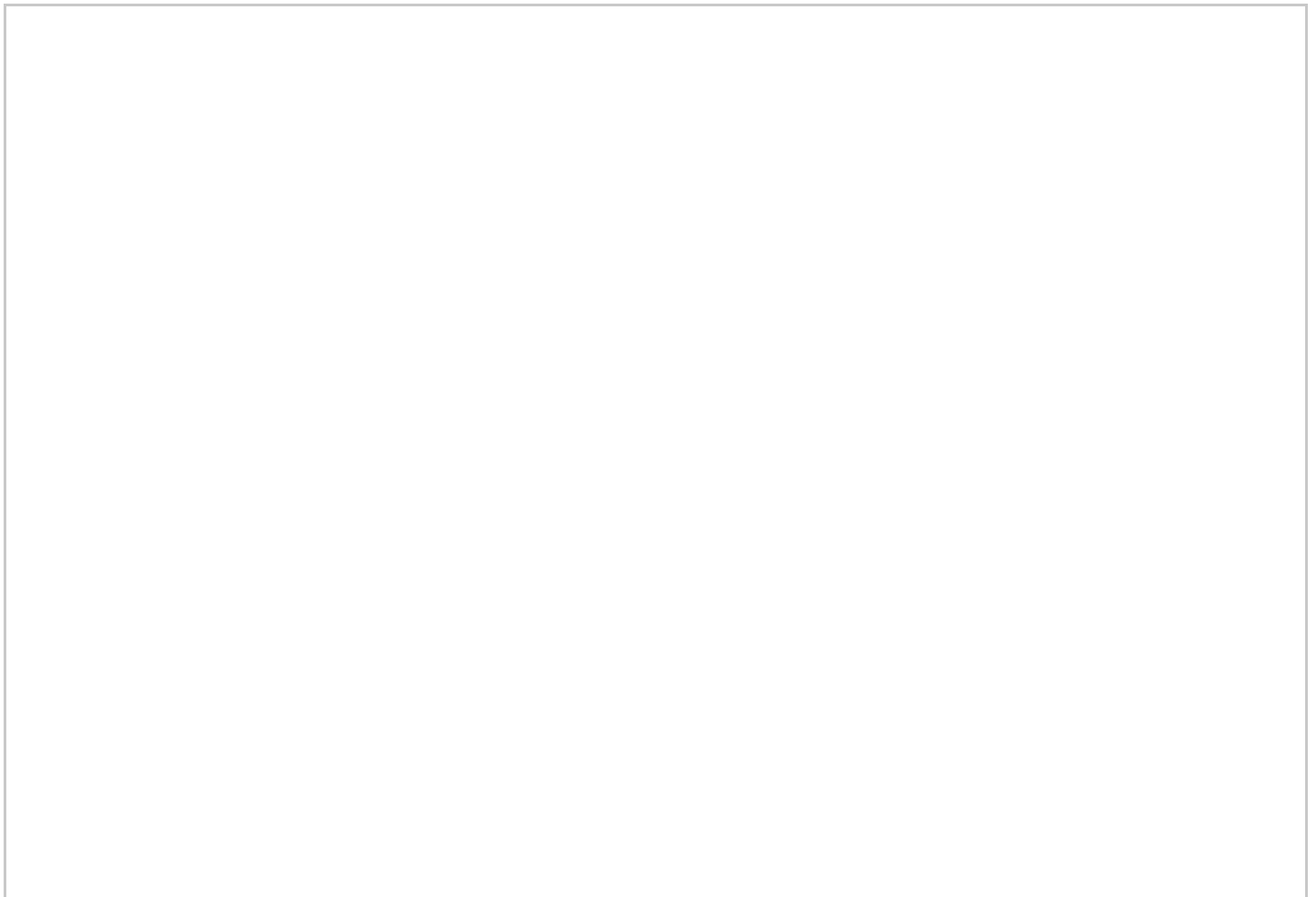
Hybrid Map



Terrain Map



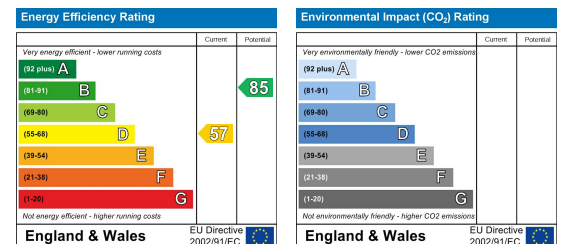
Floor Plan



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.