



## 82 BELLS LANE NOTTINGHAM

£1,000 Per

A two bedroom semi-detached house, located on a HUGE corner plot - benefitting from a large double driveway, spacious rear garden and plenty of living space.





- Huge corner plot • Fully re-decorated throughout • Lounge and separate dining area • Utility room • Spacious rear garden with decked area

### Front garden

There's a spacious double driveway for off-road parking and a large turfed front garden separating the property from the road.

### Ground floor

The entrance hallway includes an under the stairs cupboard for storage. This leads to the lounge, which overlooks the front garden and includes a decorative fire place.

To the rear of the property is a kitchen to include fitted units, an oven, hob (brand new) and extractor fan. There's also a dishwasher, however this isn't maintained by the Landlord.

Opposite the kitchen is a dining area and a separate utility room. The utility room includes worktop space and some fitted units. There's also a washing machine, however this isn't maintained by the Landlord.

### Rear garden

The spacious rear garden benefits from a decked area which overlooks a turfed section. Towards the end of the garden is a shed which does include a lawn mower and hedge trimmer, however these aren't maintained by the Landlord. To the side of the property is a further garden space which has been laid with stones.

### 1st floor

At the top of the stairs is a landing with a storage cupboard. Both bedrooms are doubles, one of which includes a wardrobe and a chest of drawers. The bathroom includes a shower over the bath, sink and WC.

### Other features

Most windows have blinds already fitted.

The property has a Hive Thermostat to control the heating.

### Material Information

Flood risk: River and Sea: Very low; Surface Water: Very Low; Groundwater: Unlikely; Reservoirs: Unlikely

Planning permission: Please see [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)

Electricity supply: mains connection.

Gas supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: via a gas combi boiler.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Coal mining area location: on a coalfield.

### Further information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £230. Tenancy deposit, being £1,153. First months rent in advance.

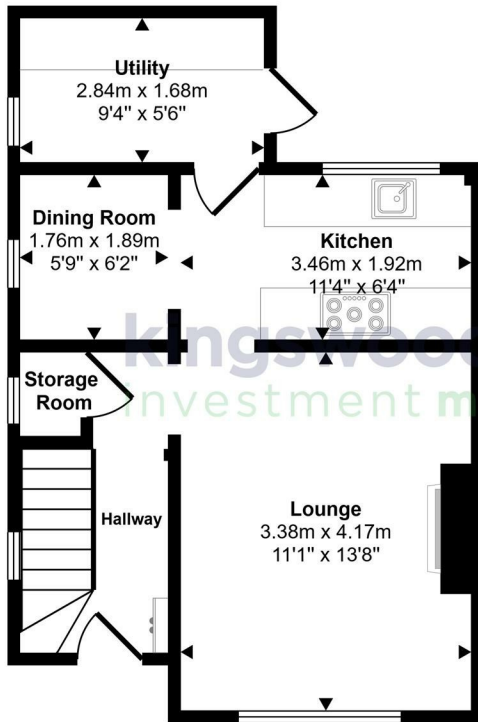
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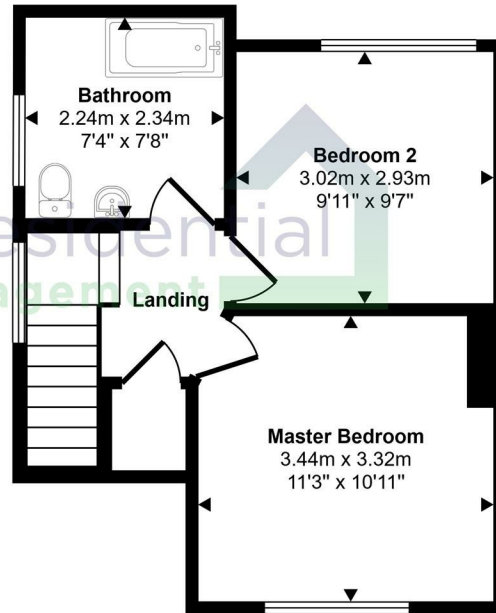
- Two double bedrooms • Close to the M1 • Close to schools and amenities • Council tax band = A • EPC Rating = D



Approx Gross Internal Area  
69 sq m / 746 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft



First Floor  
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC Rating: D     Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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