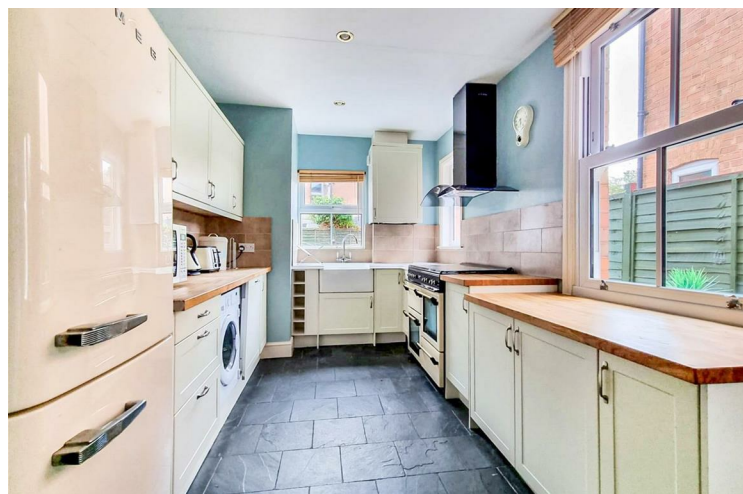




## 20 CHANTREY ROAD NOTTINGHAM

**£1,700 PCM**

Located in one of West Bridgford's most sought-after residential areas, this beautifully presented three-bedroom terraced home offers a perfect blend of period charm and modern living. Available furnished or unfurnished, the property benefits from gas central heating, double glazing, and on-street parking.



- Finished to a high standard throughout • Can be furnished or unfurnished • Kitchen includes appliances • Low maintenance rear garden

### Entrance hallway

Upon entering, you're greeted by a welcoming hallway with stairs directly ahead and doors leading to the lounge and dining room.

### Lounge

A bright, well-presented living space with wooden flooring and a large bay window dressed with brown fabric Roman blinds. The room features a stunning feature fireplace with floral tiling and a white painted wooden surround, complemented by a white tiled hearth. Furnished with a Samsung TV, black wooden TV unit, coffee table, two-seater and three-seater fabric sofas, and a cream armchair — all adding to the comfortable, homely feel.

### Dining Room

Located centrally within the property, the dining room features matching wooden flooring, a large wooden dining table with chairs, and built-in storage to the left of the chimney breast. The black-painted wooden fireplace surround with green floral tiles creates a beautiful focal point.

### Kitchen

A stylish, modern kitchen finished to a high standard with cream wall and base units, wooden worktops, and a white ceramic Belfast sink with chrome taps. Equipped with a cream range gas oven and chimney extractor, Smeg fridge/freezer, and integrated washing machine and dishwasher. Additional under-stairs storage provides extra convenience.

### Bedrooms 1-3

The first floor offers three generous double bedrooms, each complete with a double bed and mattress, wooden wardrobes, bedside tables, and decorative fireplaces. Light wood tones and large windows create bright and inviting spaces throughout.

### Shower Room

The large shower room is immaculately presented with a white three-piece suite, pedestal wash basin with separate hot and cold chrome taps, and a heated heritage-style towel radiator. The spacious cubicle shower features both a thermostatic and overhead waterfall showerhead. Ample storage is provided by a mirrored wall cabinet and freestanding storage unit.

### External

To the rear, a low-maintenance courtyard garden offers a pleasant outdoor space with table and chairs, plus a garden storage cupboard. The front garden features mature shrubs and a welcoming approach to the property.

### Additional

Ideally situated just a 10-minute walk from West Bridgford town centre, with its array of shops, cafés, and restaurants. ASDA supermarket is nearby, and Nottingham city centre is easily accessible by public transport or car.

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 £392 Tenancy deposit, being £1,961 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

### Material Information

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



• 3 double bedrooms and 2 reception rooms • Sought after location • Nottingham city centre within easy reach • 10 minute walk away from West Bridgford town centre • Council tax band = B • EPC Rating = D

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.

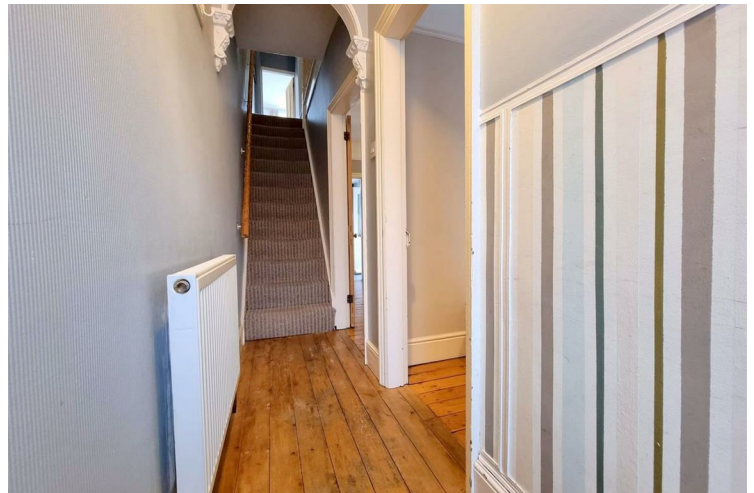
Gas supply: mains connection.

Water and sewerage status: mains connection.

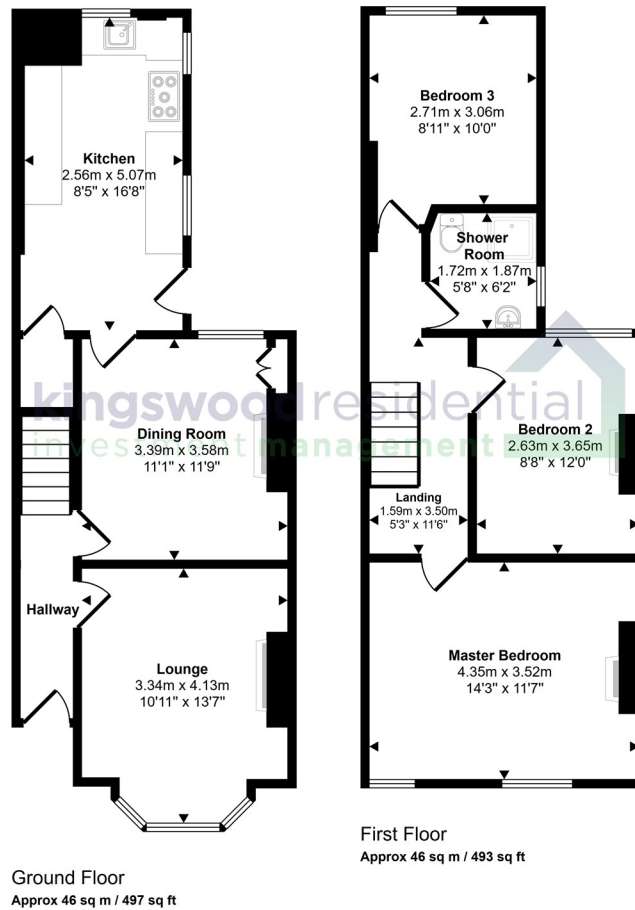
Heating and hot water status: via a gas combi boiler.

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

Coal mining area location: on a coalfield.



Approx Gross Internal Area  
92 sq m / 990 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>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

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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