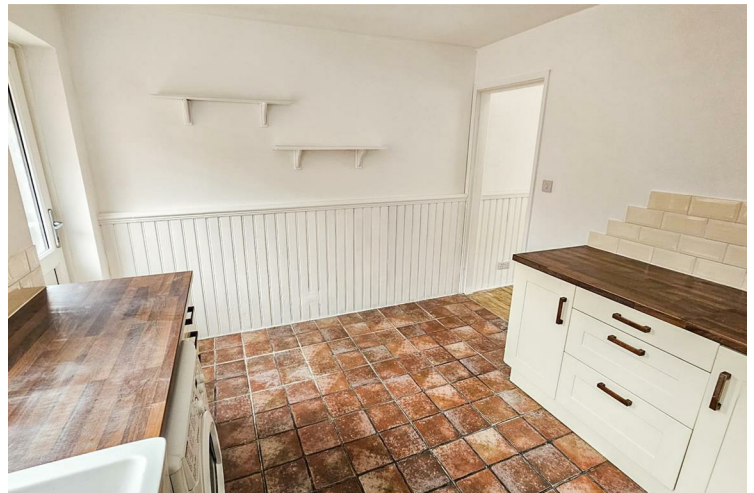




15 REGENT STREET NOTTINGHAM

£950 PCM

A well-presented two-bedroom end-terraced home with driveway parking, conveniently located in New Basford, Nottingham. The property benefits from proximity to local amenities, with Sherwood Town Centre and Nottingham City Centre easily accessible.



- Virtual video tour available • Driveway parking for one car • Low maintenance rear courtyard • Gas central heating and double glazing throughout

Lounge

Upon entry, you are welcomed into a bright lounge featuring wooden flooring and neutral décor, with a useful under-stairs storage cupboard.

Kitchen

To the rear, the fitted kitchen offers a range of matching wall and base units, white double sink with mixer tap, brown wood-effect laminate worktops, and integrated appliances including a single oven, gas hob, and under-counter fridge. A freestanding washing machine is also provided (not maintained by the landlord). The kitchen is finished with brown tiled flooring.

Master bedroom

The master bedroom, located at the front of the property, includes grey fitted carpeting, grey-painted walls, and a fitted curtain rail.

Bedroom 2

The second bedroom, situated at the rear, is a single room with a built-in cupboard housing the Baxi boiler. Decorated in white walls and matching grey carpet consistent with the stairs and landing.

Shower room

The shower room comprises a white three-piece suite including a corner sink with chrome mixer tap, low-level WC with push flush, and a sliding curved shower cubicle featuring a thermostatic shower bar with chrome hose and head. The shower area is finished with decorative floral monochrome tiles and a glass shelf for convenience.

Exterior

Externally, the property boasts an enclosed concrete courtyard

to the rear, with a side gate providing access to the front. There is also a small shed for additional storage.

The front of the property benefits its own driveway parking suitable for one car.

Additional information

EPC Rating = C. Council Tax Band = A (Nottingham City Council). Costs to move in to this property = £219 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead) £1096.00 Tenancy deposit, equivalent to 5 weeks rent, being £1067.00. First months rent in advance.

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

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/

Electricity supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: Gas central heating

Broadband and mobile phone coverage: see



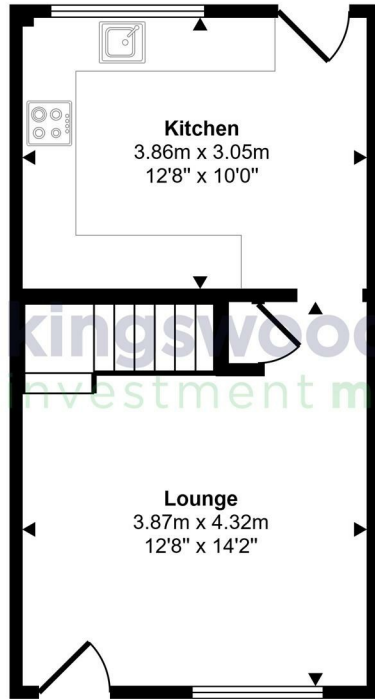
- Sherwood town centre and Nottingham City Centre within easy reach • Close to schools and amenities • Council tax band = A • EPC Rating = C

checker.ofcom.org.uk.

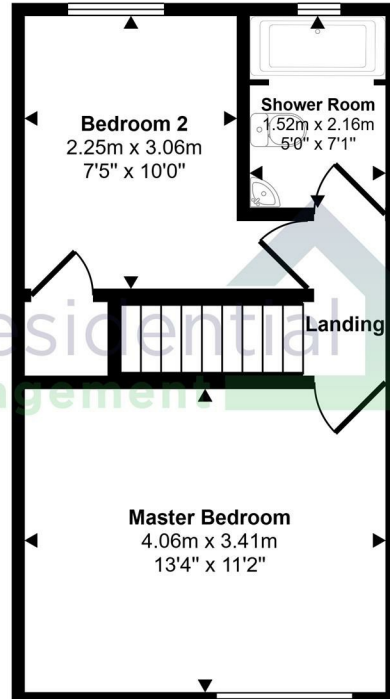
Coal mining area location: on a coalfield.



Approx Gross Internal Area
59 sq m / 640 sq ft



Ground Floor
Approx 29 sq m / 313 sq ft



First Floor
Approx 30 sq m / 327 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) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

EPC Rating: C 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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