



## 13 BACTON GARDENS NOTTINGHAM

£975 Per

Newly Decorated 3-Bedroom Terraced House – Bulwell, Nottingham – Available Now!  
Virtual tour available.



- Virtual tour available
- Three bedrooms
- Newly decorated throughout
- On street parking available
- Gas central heating and double glazing
- EPC - C

### Entrance hallway, downstairs w/c

Upon entering the property, you are greeted by a welcoming hallway featuring newly fitted grey carpet, neutral décor, a convenient downstairs WC, and useful storage cupboard.

### Kitchen

Straight ahead, you'll find a spacious fitted kitchen featuring light grey matching wall and base units with chrome handles. The kitchen includes an integrated single gas oven, extractor, and plumbing space for a washing machine. It is finished with a speckled laminate worktop and mosaic-style splashbacks. A large double-glazed window allows plenty of natural light to fill the room, and the flooring is laid with fitted laminate. There is a UPVC white composite door through to the rear.

### Lounge

From the kitchen, you enter the lounge — a spacious rectangular room featuring newly fitted grey carpet, white painted walls and ceiling, and two pendant light fittings. The room benefits from gas central heating with a radiator, and two double-glazed windows positioned at either end provide natural light. Chrome curtain poles to complete.

### Stairs / Landing

Grey carpet continues up the stairs and across the landing, complemented by the same neutral décor for a seamless and cohesive finish. White wooden painted banister rail.

### Bedroom 1

Bedroom One is a spacious double room featuring newly fitted grey carpet, white painted walls and ceiling, and a large mirrored-front wardrobe and chest of drawers (gifted). A gas central heating radiator is positioned beneath the window.

### Bedroom 2

Bedroom Two is another well-proportioned double room, featuring grey fitted carpet and neutral décor throughout. A gas central heating radiator sits beneath the window, which is finished with a chrome-fitted curtain pole.

### Bedroom 3

Bedroom Three is a cosy single room featuring grey fitted carpet, neutral décor, a small gas central heating radiator, and a chrome curtain pole at the window — ideal for use as a home office or study space.

### Bathroom

The bathroom features a modern fitted three-piece suite comprising a panelled bath with mosaic-style tiling, a sink with fitted vanity cupboard and chrome waterfall tap, and a low-level WC with soft-closing seat. A thermostatic shower hose with a folding glass screen is installed over the bath. The room is finished with large tiled walls throughout and benefits from a large frosted glass window providing natural light and privacy.

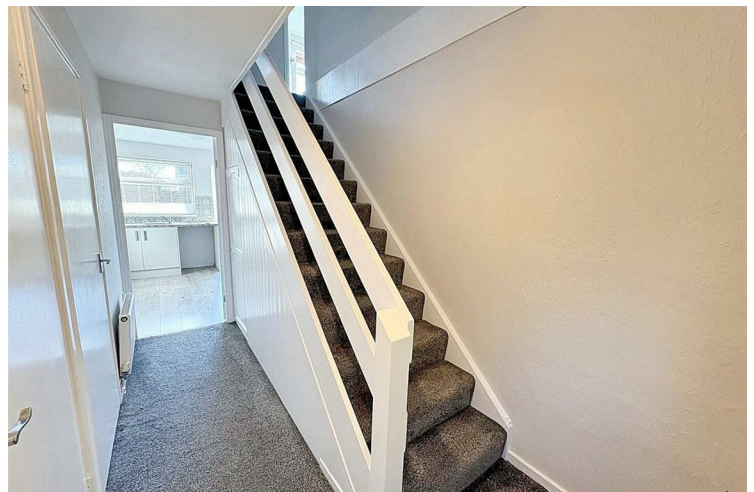
### External

Externally, the property benefits from both front and rear gardens. The front enjoys a sense of privacy, with mature trees directly ahead providing natural screening. To the rear, there is a generous courtyard-style garden featuring fencing to the boundary and an outbuilding for additional storage. The space offers plenty of room for outdoor furniture.

### Additional information

Council Tax Band = A (Nottingham) EPC Rating = C.

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 £225.00 Tenancy deposit, equivalent to 5 weeks rent, being £1,125.00 First months rent in advance.

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

### **Material information**

Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

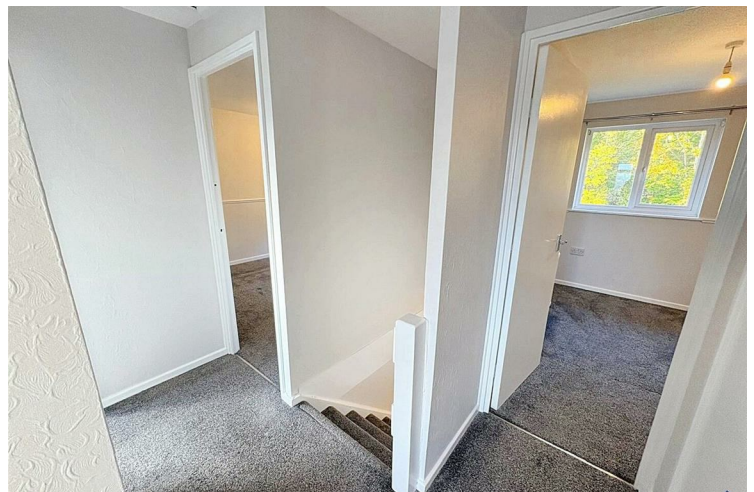
-Heating and hot water status: Gas central heating

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

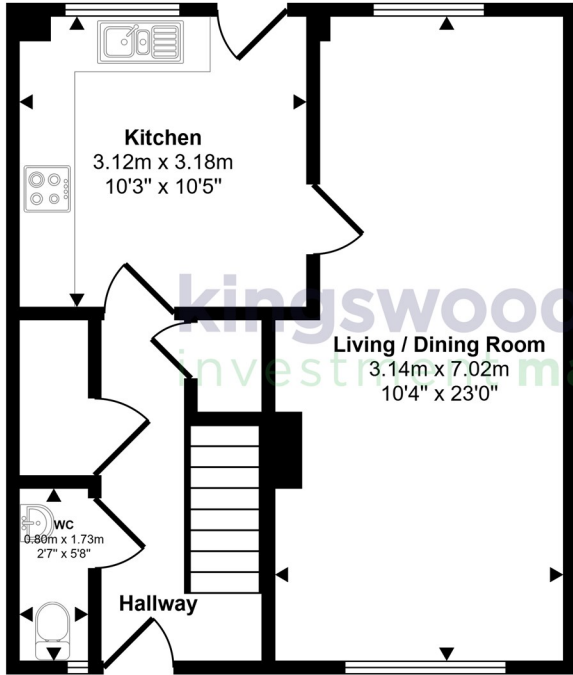
-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located on a coalmine

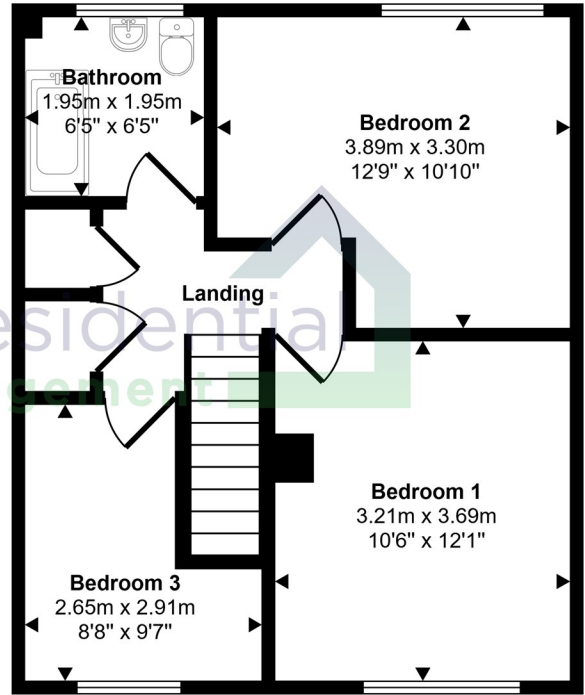
-Any planning permission in the area: [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)



Approx Gross Internal Area  
84 sq m / 906 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 43 sq m / 461 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>	71	75
(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: 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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