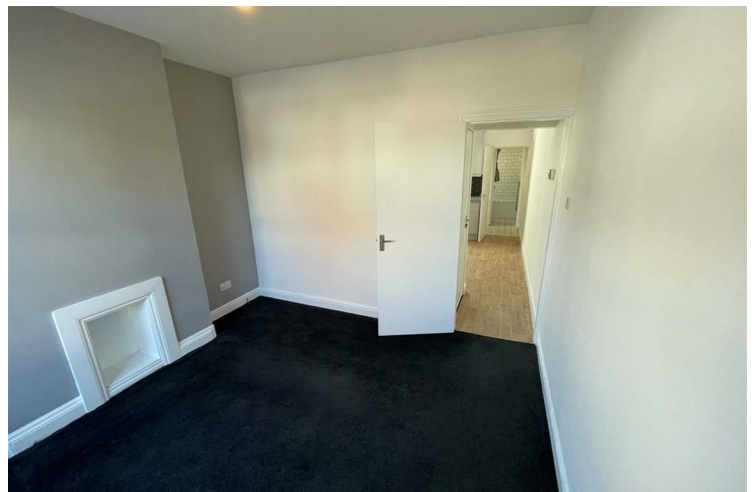




51 CROSSMAN STREET NOTTINGHAM

£875 PCM

A charming two-bedroom Victorian terraced house located in a highly sought-after area of Sherwood. Ideally positioned close to excellent local schools, shops, and amenities. The property is offered unfurnished and features a low-maintenance rear garden, a small front garden, and convenient on-street parking at the front.



- Modern kitchen & bathroom • Gas central heating • Double glazed upvc windows • Low maintenance rear yard and small front garden

Lounge

Upon entering the property, you are welcomed into a spacious lounge finished in modern, neutral tones. The room features light painted walls with a stylish grey feature wall. At the centre of the room is a fireplace recess—neatly blocked and painted white—offering a charming focal point with potential for decorative use.

The lounge is fitted with a dark, near-black carpet that adds warmth and contrast to the space. From here, the room flows naturally through to the kitchen area.

Kitchen

This modern fitted kitchen offers a stylish and functional space. High-gloss white cabinetry provide ample storage, complemented by a contrasting black geometrical tiled splashback. Spacious countertop area, and integrated appliances to include gas oven and hob, and washing machine. Large double glazed window which brightens the room, and wooden flooring. The kitchen flows into a separate hallway leading to the rear courtyard and the bathroom at the rear.

Bathroom

The downstairs bathroom is accessed from the hallway. The space is finished with stylish white subway tiles. A thermostatic shower complete with shower curtain above a well proportioned bath. Low level WC and sink which is mounted with built in storage. Frosted glass double glazed window allows plenty of light.

Bedroom 1

The double bedroom offers a comfortable space. Neutral décor with dark fitted carpet. Small white fitted radiator underneath

the double glazed window. Fitted chrome curtain pole and roller blind.

Bedroom 2

Bedroom two is also a double located at the rear. Neutral décor with dark fitted carpet. Small white fitted radiator underneath the double glazed window. Fitted chrome curtain pole and roller blind.

Rear courtyard

The rear courtyard provides a pleasant outdoor space, ideal for placing a small table and chairs. Neat gravelled section add low-maintenance appeal, and the area is fully enclosed for privacy. Access is available at the back of the property via a wooden gate making it practical.

Additional 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 £201.00. Tenancy deposit, equivalent to 5 weeks rent, being 1,009.00 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

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



- Highly sought after area • On street parking available to the front • Walking distance to Sherwood town centre • Council tax band = A • EPC Rating = C

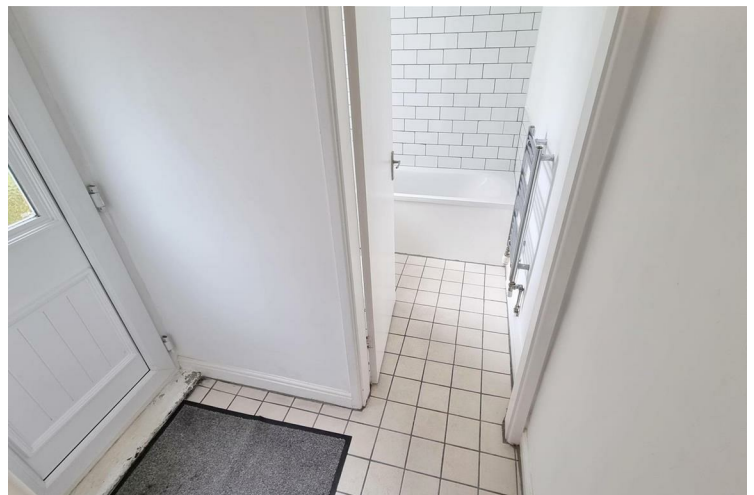
checker.ofcom.org.uk.

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

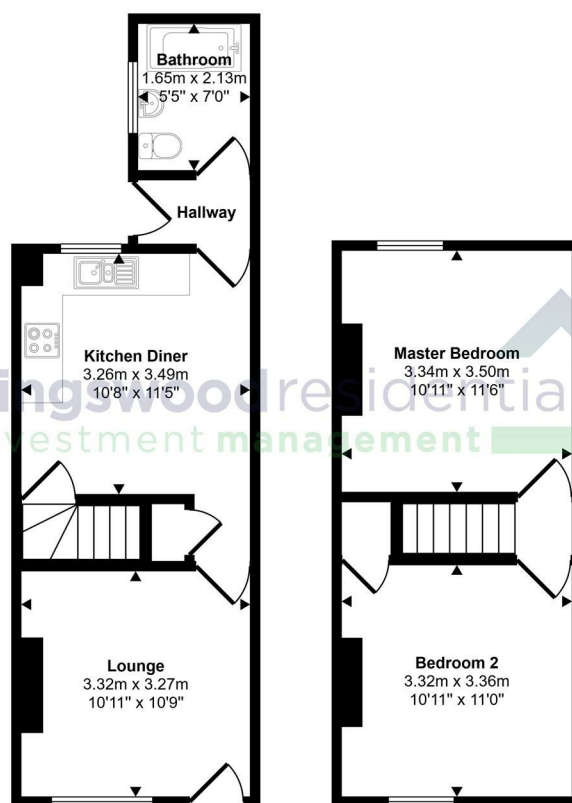
-Coal mining area location: located on a coalmine.

-Any planning permission in the area:

<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/>



Approx Gross Internal Area
58 sq m / 624 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		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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