



3 Saltford Close, Nottingham, NG4 4BD

We are pleased to offer this well presented FOUR bedroom detached property for rent in the much favoured location of Gedling, Nottinghamshire. The property provides good access to all local amenities and good performing schools. The property has recently been redecorated and had new flooring and an internally inspection is highly recommended to appreciate the property on offer. The property comprises of entrance hall, downstairs WC, lounge, dining room, conservatory, kitchen, utility room, four bedrooms with bedroom one having an ensuite and a family bathroom with electric shower over. Externally there is a driveway leading to a single garage and a large corner plot garden.

£1,450 Per Month

3 Saltford Close

Gedling, Nottingham, NG4 4BD



- FAMILY DETACHEED PROEPRTY
- DRIVEWAY WITH GARAGE
- VIEWING ADVISED
- FOUR BEDROOMS
- LARGE CORNER PLOT REAR GARDEN
- COUNCIL TAX BAND D
- POPULAR LOCATION
- RECENTLY DECORATED
- EPC RATING D

FRONT ELEVATION

ENTRANCE HALLWAY

DOWNSTAIRS WC

LOUNGE

21'7" x 12'5" (6.6 x 3.8)

DINING ROOM

10'5" x 10'5" (3.18 x 3.18)

CONSERVATORY

14'1" x 9'4" (4.3 x 2.87)

KITCHEN

10'5" x 9'6" (3.2 x 2.9)

UTILTY ROOM

6'6",111'6" x 7'4" (2,34 x 2.24)

STAIRS AND LANDING

BEDROOM ONE

12'11" max x 11'1" (3.96 max x 3.4)

EN SUITE

BEDROOM TWO

12'11" x 8'10" (3.96 x 2.7)

BEDROOM THREE

10'9" x 10'5" (3.3 x 3.2)

BEDROOM FOUR

9'1" x 6'7" (2.77 x 2.03)

FAMILY BATHROOM

REAR ENCLOSED LARGE REAR GARDEN



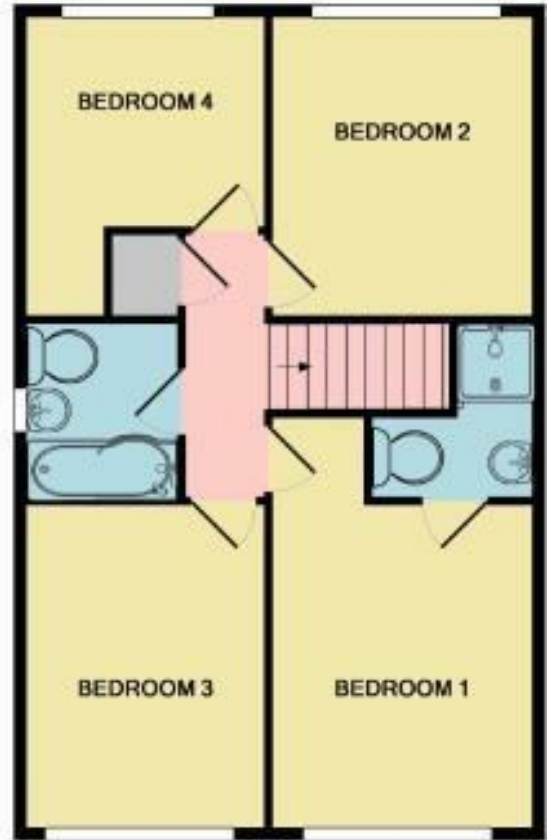
[Directions](#)



Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (11-20) G Not energy efficient - higher running costs	83	 A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (11-20) G Not environmentally friendly - higher CO ₂ emissions	75
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC