

# Emma Terry Homes

*moving made personal*



927 Hucknall Road

, Nottingham, NG5 1NB

£1,100 Per month





# 927 Hucknall Road, Nottingham NG5 1NB

## £1,100 Per month

A well-presented 3 bedroom 1930s semi-detached property, with sharp modern detailing, and with excellent transport links to Nottingham City Centre and the nearby Hospital.

In brief the property comprises of a Lounge, dining room, kitchen, 3 bedrooms, bathroom, off-road parking and large low maintenance rear garden.

Available NOW (subject to relevant checks).

Book a viewing today to avoid disappointment!

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement, interest at 3% for late rent payment determined by the Tenant Fees Act 2019.



Entrance door leads through to:

### HALL

Spacious hallway providing access through to:

### LOUNGE

13'3 x 10'7 (4.04m x 3.23m)

UPVC double glazed bay window to the front elevation and central heating radiator.

### DINING ROOM

12'2 x 10'7 (3.71m x 3.23m)

Open fireplace and a decorative surround, central heating radiator and double UPVC doors opening out to the rear garden

### KITCHEN

12'4 x 6'10 (3.76m x 2.08m)

Fitted with a range of wall and base units, sink with mixer tap and drainer, built in oven, hob and extractor, partially tiled walls, central heating radiator, UPVC double glazed window to the side elevation and a single UPVC door opening out to the rear garden.

### LANDING

Doors through to:

### BEDROOM ONE

13'3 x 10'8 (4.04m x 3.25m)

UPVC double glazed bay window to the front elevation and central heating radiator

### BEDROOM TWO

12'2 x 10'7 (3.71m x 3.23m)

UPVC double glazed window to the rear elevation and central heating radiator

### BEDROOM THREE

7'11 x 6'11 (2.41m x 2.11m)

UPVC double glazed window to the front elevation and central heating radiator

### BATHROOM

8'4 x 6'10 (2.54m x 2.08m)

Recently fitted bathroom with low level flush W.C, hand wash basin, bath with shower over, partially tiled walls, chrome heated towel rail, an extractor fan and two UPVC double glazed obscure windows to the side and rear elevation.

### OUTSIDE

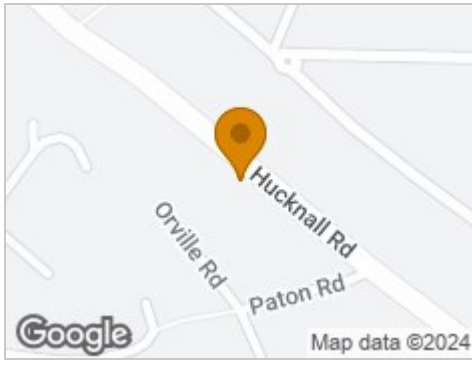
To the front of the property is a driveway providing off-road parking for two cars.

To the rear of the property is a private enclosed

south-facing garden with a patio area, a range of shaped hedges, a large lawn area.



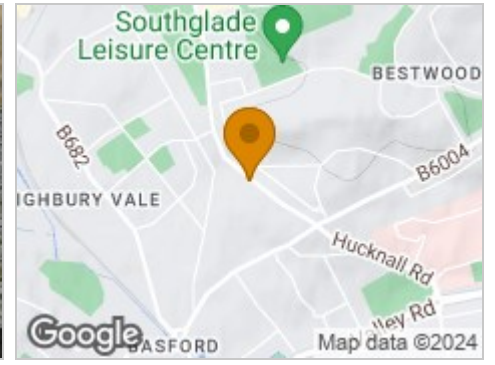
Road Map



Hybrid Map



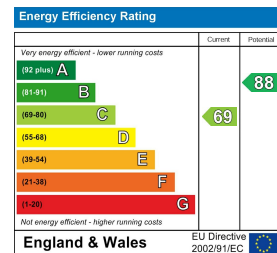
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.