

# Emma Terry Homes

*moving made personal*



21 Eaton Street

Mapperley, Nottingham, NG3 5QL

£950 Per month





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## £950 Per month

TWO BEDROOMS / GARAGE / DRIVEWAY / POPULAR LOCATION

A well proportioned, two bedroom, mid-terraced property, ideally situated for easy access to Nottingham city centre and local amenities.

In brief, the property comprises living room, fitted kitchen, two bedrooms, newly fitted shower room, rear garden, driveway and garage.

Available immediately (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 to property leads to:

### KITCHEN

UPVC double glazed window to front, a variety of wall and base units, gas hob and extractor fan, oven, sink with mixer tap and drainer, fridge freezer and a central heating radiator.

### LOUNGE

A central heating radiator and sliding glass door to rear.

### LANDING

Storage cupboards, loft access and doors through to bedroom 1, 2 and bathroom.

### BEDROOM 1

A UPVC double glazed window to rear and a central heating radiator.

### BEDROOM 2

UPVC double glazed window to front and a central heating radiator.

### BATHROOM

A UPVC double glazed obscure window to front, a heated towel rail, an enclosed low level toilet system, wash hand basin with mixer tap and double shower with a waterfall and handheld showerhead.

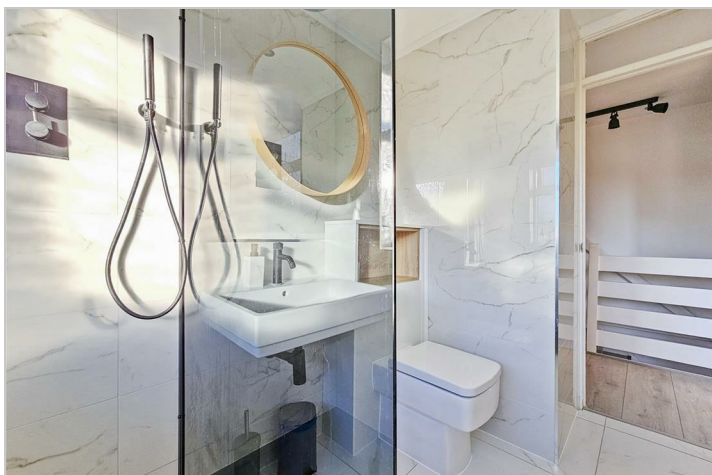
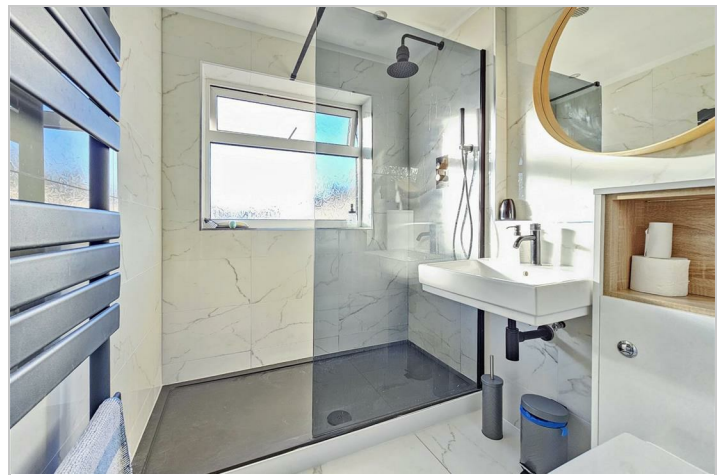
### OUTSIDE

#### FRONT:

Off-street parking- drive and garage.

#### REAR:

Paved and lawn area with shrubs and bushes.





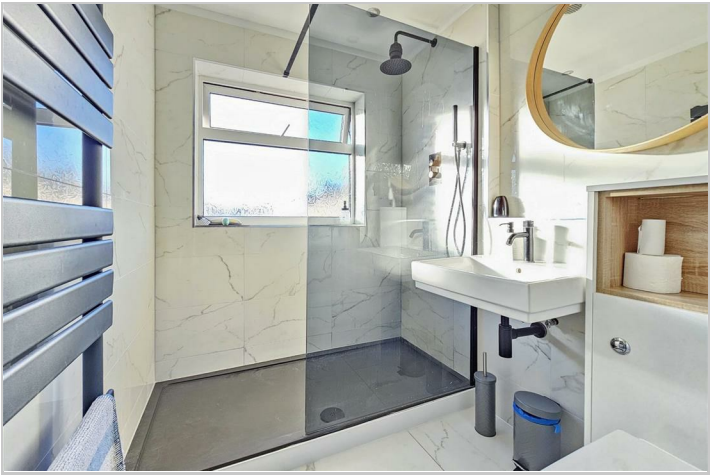
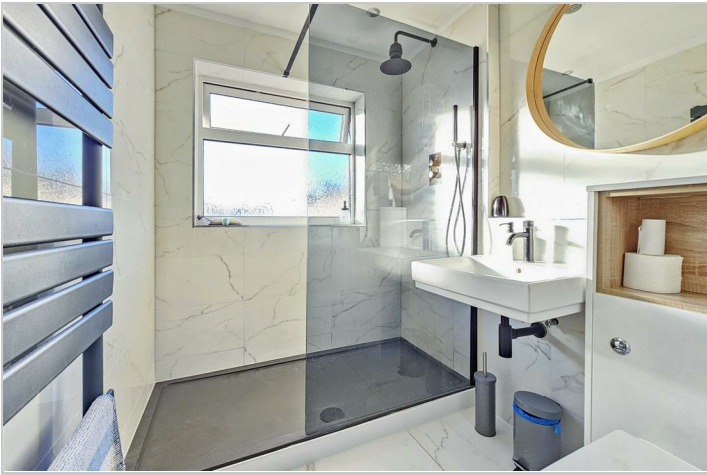
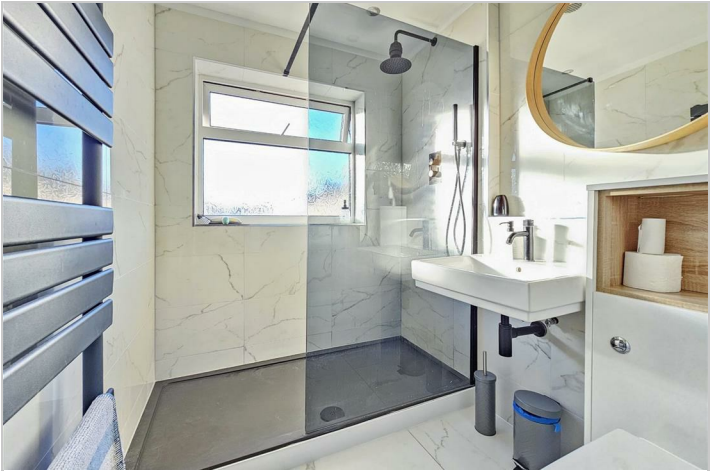
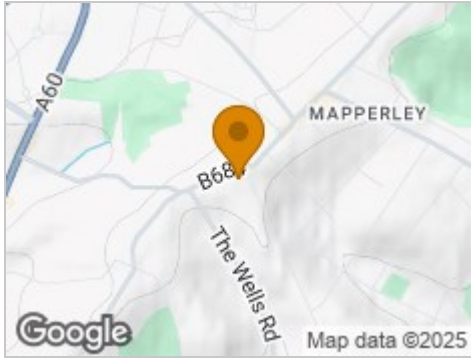
Road Map



Hybrid Map



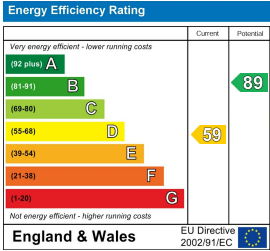
Terrain Map



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



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