

Emma Terry Homes

moving made personal



161 Langdale Road

, Nottingham, NG3 7FE

£1,200 Per month



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THREE BEDROOMS / GARAGE / DRIVEWAY / POPULAR LOCATION

A well proportioned, three bedroom, detached bungalow, ideally situated for easy access to Nottingham city centre and local amenities.

In brief, the property comprises living room, fitted kitchen, three bedrooms, wet 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 HALL

Entrance door to property, a central heating radiator and doors through to lounge, kitchen/diner, bedrooms 1, 2, 3 and bathroom.

LOUNGE

UPVC double glazed bay window to front, gas feature fireplace and a central heating radiator.

KITCHEN/DINER

A range of wall and base units, oven with hob and extractor fan, sink with mixer tap and drainer, washing machine, dishwasher, fridge, freezer, two central heating radiators, dual aspect to side and rear and sliding patio doors to rear.

BEDROOM 1

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

BEDROOM 2

A central heating radiator and UPVC double glazed window to side.

BEDROOM 3

A central heating radiator, internal obscure window through to bathroom and UPVC double glazed window to rear.

WET ROOM

Accessible electric shower, enclosed toilet system WC, wash hand basin with mixer tap in vanity unit and a heated towel rail.

OUTSIDE

FRONT:

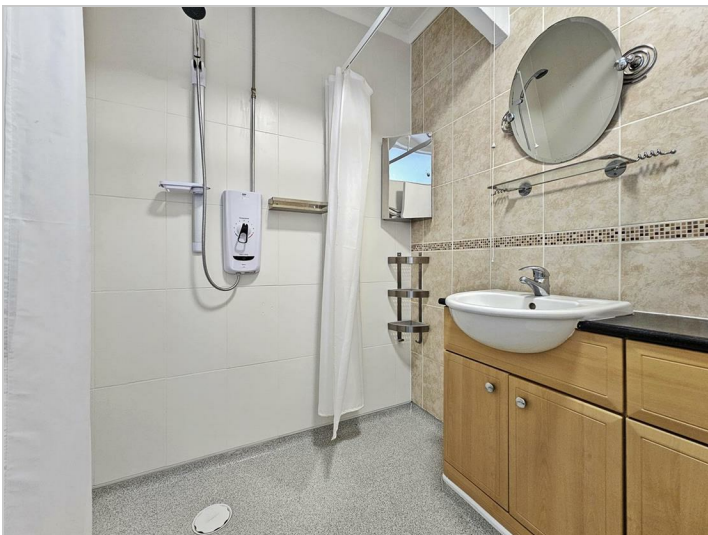
Driveway providing off-street parking accompanied by a variety of trees, bushes and shrubs with wall surround and gated access to rear.

REAR:

A large garden with a variety of established trees, bushes and shrubs and multiple patio areas and access to under-house storage.

Tel: 0115 966 57 41

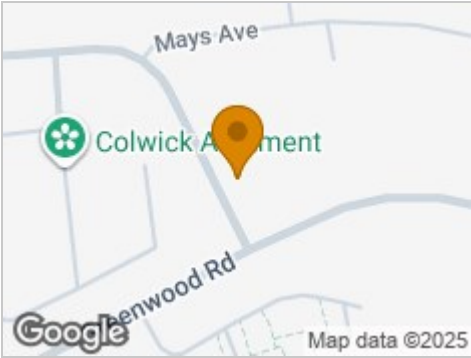








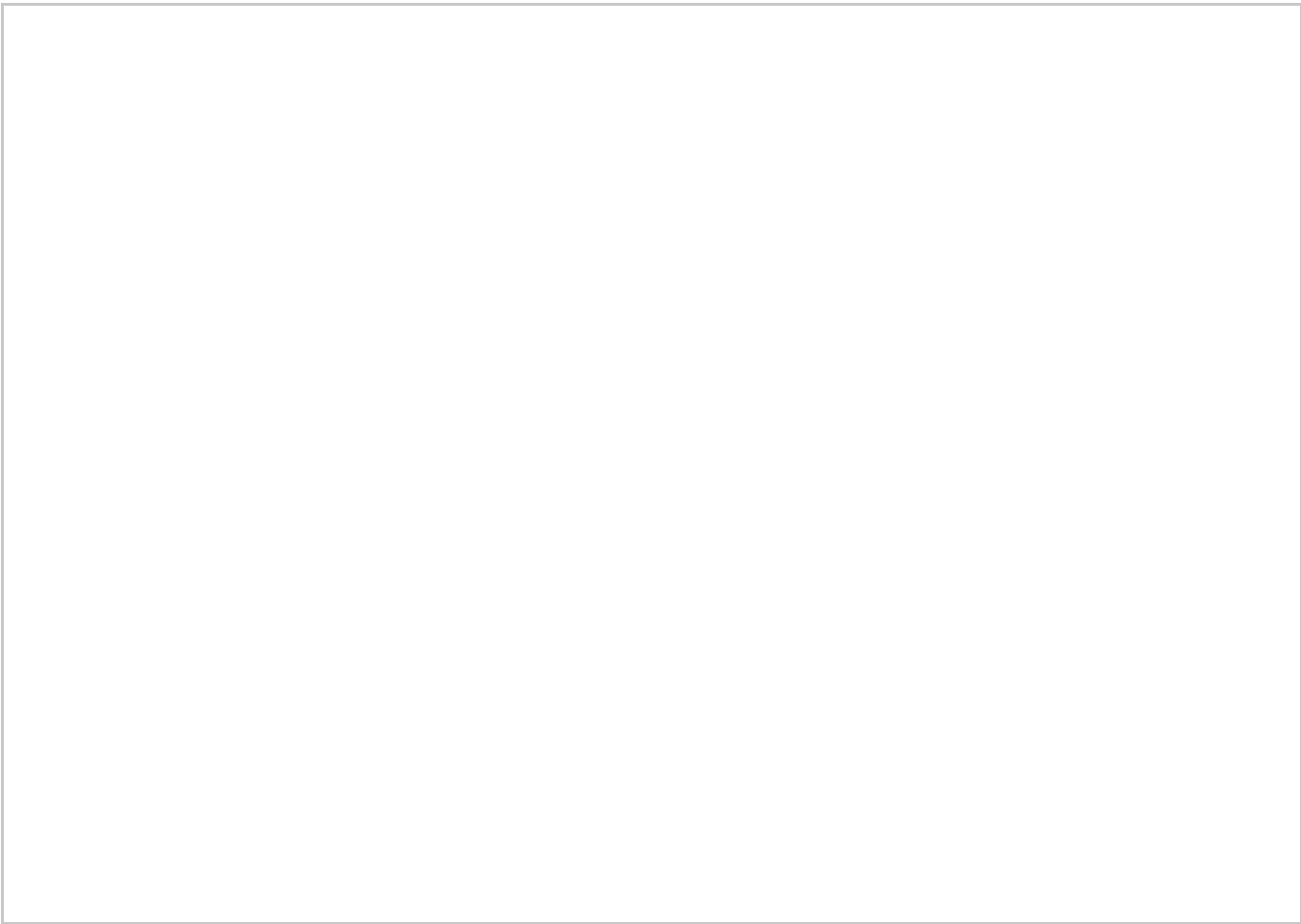
Road Map



Hybrid Map



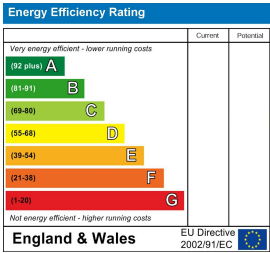
Terrain Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.