









# **Broadlands**

## Brixworth NN6 9BH

£1,400 PCM

Deceptive in size, this semi detached home has a two storey addition to the rear, part garage conversion, extension over the garage and a loft conversion. Accommodation comprises entrance porch, entrance hall, cloakroom, sitting room, kitchen/breakfast room with range style cooker, dining room, five first floor bedrooms, a four-piece family bathroom and a loft room. Outside is an enclosed garden to the rear and a block paved double width driveway leading to a part converted garage. Further benefits include uPVC double glazing and gas radiator heating.

**Tenancy Information** 

Deposit: £1615.00Smokers: Not Allowed

Unfurnished

Available: Mid December 20251 Week Holding Deposit (£323.00)

#### Additional information

· Council Tax Band: C

• Energy Efficiency Rating:

## Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

# O'Riordan Bond Weston Favell Lettings 01604 814400

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