

**TO LET**



**Snap Gardens, Eastwood**  
**£1,375pcm**

**MARTIN&CO**



## Snap Gardens, Eastwood

Detached House,  
3 bedroom, 2 bathroom

£1,375pcm

Date available: Available Now

Deposit: £1,586

Unfurnished

Council Tax band: C

- Brand New Three Bedroom Detached House
- Open Plan Kitchen/Diner With French Doors
- Dual Aspect Living Room
- Enclosed, West Facing Rear Garden
- Driveway & Garage

Master Bedroom With En-Suite

**\*\*\*BRAND NEW - Three Bedroom Detached Double Fronted Home - Driveway & Garage - Master Bedroom With En-Suite - West Facing Enclosed Garden - VIEWING ESSENTIAL!\*\*\***

The accommodation comprises of an entrance hall with a cloakroom, dual aspect living room and a fitted kitchen/diner with a range of high and low level units, integrated electric oven, hob and extractor with French Doors leading to the garden on the ground floor. To the first floor are three well proportioned bedrooms - the master benefiting from an en-suite - alongside a family bathroom.

Externally, the property has an enclosed, west facing rear garden and there is a driveway leading to a



detached single garage.

Situated in this newly constructed development the property is within easy reach of Eastwood town centre with an array of local amenities and to the M1 at Junction 26 via the A610.

Please note that the furnished photos are virtual staging prepared by AI.

In order to meet the referencing criteria applicants must be in receipt of a salary of £41,250 from a permanent source of employment.

To reserve the property a holding fee of £317.00 payable





Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>85 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





## Martin & Co Hucknall

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

