



£1,250.00

Per Calendar Month

HILLBECK CRESCENT
WOLLATON

- SEMI DETACHED HOUSE
- MODERN KITCHEN
- THREE BEDROOM
- CONSERVATORY
- CLOSE TO AMENITIES
- EPC D



Three Bedroom Semi Detached House To Rent

A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOUSE TO RENT IN A POPULAR RESIDENTIAL AREA OF WOLLATON, IDEAL FOR FAMILIES.

TO THE GROUND FLOOR, THE PROPERTY OFFERS A BRIGHT LIVING ROOM AND A MODERN CONSERVATORY WITH HEATING AND ELECTRICS, PROVIDING ADDITIONAL LIVING SPACE AND ACCESS TO THE REAR GARDEN. THE FITTED KITCHEN INCLUDES A USEFUL LARDER CUPBOARD AND A SINGLE DOOR LEADING TO THE SIDE OF THE PROPERTY, WHERE THERE IS ACCESS TO TWO OUTHOUSES.

THE FIRST FLOOR COMPRISES THREE WELL-PROPORTIONED BEDROOMS AND A CONTEMPORARY FAMILY BATHROOM FITTED WITH A BATH AND OVERHEAD SHOWER.

THE PROPERTY IS DECORATED IN NEUTRAL TONES THROUGHOUT, CREATING A CLEAN AND COMFORTABLE SPACE THAT IS READY FOR TENANTS TO MOVE STRAIGHT INTO.

EXTERNALLY, THERE IS A PRIVATE REAR GARDEN WITH A LOW-MAINTENANCE ASTRO TURF LAWN. THE PROPERTY ALSO BENEFITS FROM TWO OUTHOUSES, BOTH WITH LIGHTING AND ELECTRICS, PROVIDING USEFUL STORAGE SPACE.

THE HOUSE IS CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, MAKING IT A GREAT CHOICE FOR EVERYDAY LIVING. EARLY VIEWING IS RECOMMENDED.

- FREEHOLD
- COUNCIL TAX BAND A
- LOCAL AUTHORITY NOTTINGHAM CITY COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £1,442.30

SECURITY DEPOSIT SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY.
AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT.



LOUNGE

5.49' X 3.92' (1.52M X 0.91M)

CONSERVATORY

3.75' X 3.48' (0.91M X 0.91M)

KITCHEN

3.58' X 3.52' (0.91M X 0.91M)

BATHROOM

1.75' X 1.67' (0.3M X 0.3M)

BEDROOM ONE

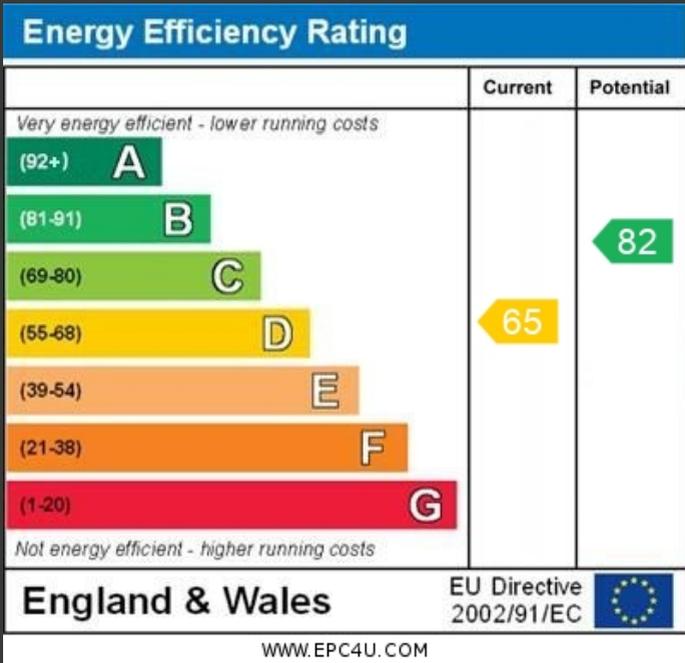
3.93' X 2.46' (0.91M X 0.61M)

BEDROOM TWO

3.91' X 2.91' (0.91M X 0.61M)

BEDROOM THREE

3.51' X 3.56' (0.91M X 0.91M)



Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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