15 GOTHIC CLOSE NOTTINGHAM

£975 Per

A 3 bedroom semi-detached house, which has just benefited from upgrades such as a newly fitted bathroom, new carpets and a full re-decoration throughout!

• Newly fitted bathroom • Brand new carpets • Fully re-decorated throughout • Kitchen includes appliances

Living room
Separate lounge with fire place and blinds fitted to the windows.

Kitchen / Dining room
Kitchen to include fitted units, cooker with separate grill, extractor hood, sink and integrated appliances to include a fridge / freezer and dishwasher. There's also space and plumbing for a washing machine.

Bathroom
Newly fitted bathroom to include an electric shower over the bath, sink, WC, bathroom cabinet and newly installed Aqua panels.

Master bedroom
Master double bedroom with an integrated wardrobe and blinds fitted to the window.

2nd bedroom
Double bedroom with blinds fitted to the window.

3rd bedroom
Single bedroom with blinds fitted to the window. Best used for a smaller baby room, work from home space or for storage.

Exterior
To the front is a small turfed lawn and a long driveway for off-road parking. It would comfortably fit 2 cars or potentially 3, with additional on street parking available to the front.

To the rear is a large enclosed rear garden, with a large patio area, plastic storage box and a turfed section.

Location
The property is close to schools and public transport links, including bus stops and the Basford Tram station. Nottingham City Hospital is within walking distance and Nottingham City Centre can be easily reached. There's several shops and other amenities also close by.

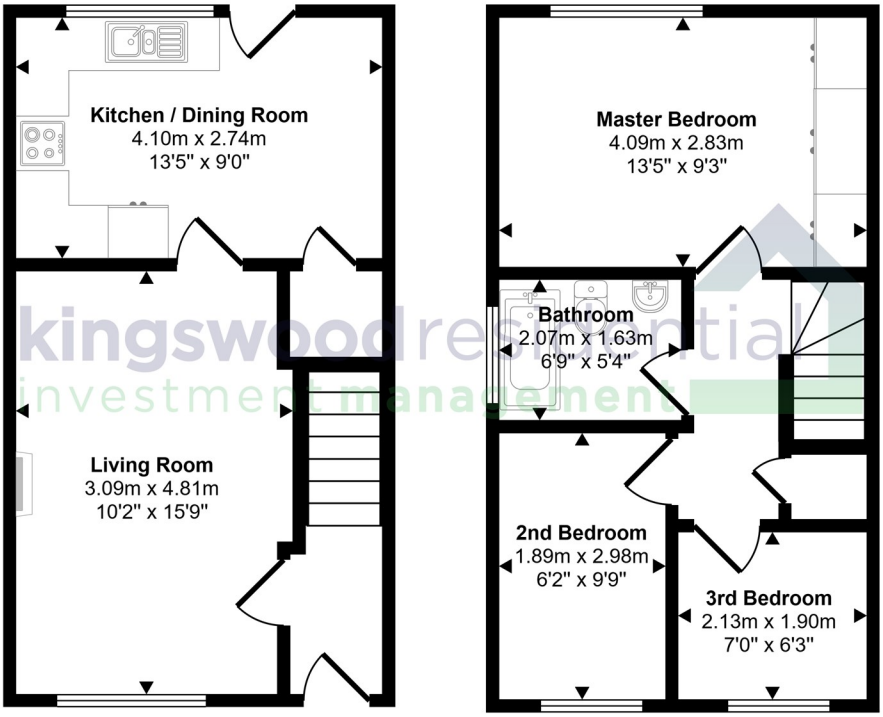
Material Information
Electricity supply: Mains connection.
Water and sewerage status: Mains connection with a water meter
Heating and hot water status: Gas central heating
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Very Low.
River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.
Coal mining area location: located on the coalfield.
Council: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Terms and conditions
Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £225.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,125.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

• Long driveway • Spacious rear garden • Walking distance to the Basford Tram stop • Close to City Hospital • Council tax band = B • EPC Rating = D

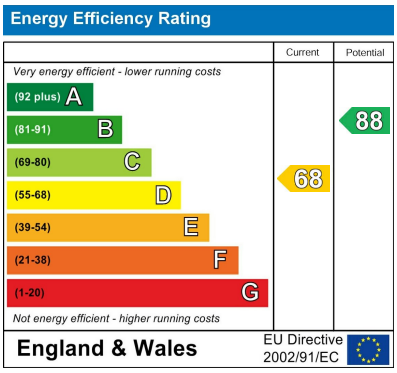
Approx Gross Internal Area
64 sq m / 687 sq ft



Ground Floor
Approx 32 sq m / 343 sq ft

First Floor
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk