

13 CHURCH DRIVE NOTTINGHAM

£495 Per

Large double bedroom in house share for rent, sized 5.0m x 3.7m located on the 1st floor of this characteristic Victorian end-terrace house. Rent INCLUSIVE of all utility bills and Wi-Fi. Access to 2 shared well maintained bathrooms. Located close to a main bus route providing quick and convenient links into Nottingham City Centre, which is just 1.5 miles away.





• Rent inclusive of bills and Wi-Fi • Large bedroom. 5.0m x 3.7m • 3 windows in the bedroom • 1st floor

Room 4

A fully furnished large double room featuring matching double bed and mattress, bedside table, desk and chair, and wardrobe. This room is modern and clean with 3 windows and sized 5.0m x 3.7m.

Communal Areas

The property comprises 6 bedrooms in total, sharing two well-maintained bathrooms, along with a fully equipped communal kitchen featuring an oven, hob, fridge/freezer, washing machine and dryer — all appliances are free to use. The house also benefits from a separate communal lounge and a rear garden, ideal for relaxing. Both shared bathrooms are spacious. One bathroom offers a large bath with separate shower unit, WC and hand basin. The second offers a large shower unit, WC and hand basin.

Location

The house is ideally located just off Mansfield Road, a main bus route providing quick and convenient links into Nottingham City Centre, and is within walking distance of Sherwood High Street with its range of shops, cafes and amenities. A large Lidl supermarket in Carrington is less than a mile away. Nottingham City Centre is just 1.5 miles away. On-street parking is available to the front of the property.

Relevant information

The house also benefits from UPVC double glazing and gas central heating throughout. Rent inclusive of all utility bills, internet and a regular cleaner for the communal areas.

Council Tax Band: B (Nottingham City Council, however bills are included).

EPC Rating: D (however, bills are included)

Electricity supply: mains connection.

Gas supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: radiators from gas central heating boiler.

Broadband and mobile phone coverage: see checker.ofcom.org.uk

Flood risk in this location: Surface water = Low. River/Sea = Very Low. Groundwater = Unlikely. Reservoirs = Unlikely.

Any planning permission in the area: see publicaccess.nottinghamcity.gov.uk/online-applications/

First Floor access via stairs (no lift)





• Modern throughout • Communal lounge, kitchen and garden • Close to large Lidl supermarket / Carrington shops • Quick access into City Centre, just 1.5 miles away



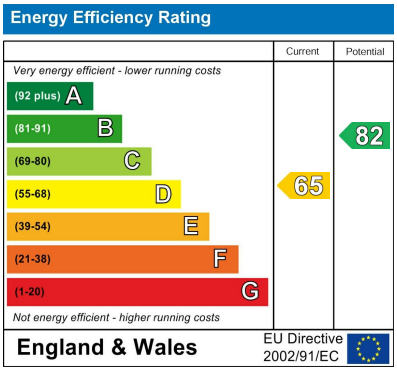




Total area: approx. 166.3 sq. metres (1790.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.





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

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