



£1,300 pcm

Osgood Road, Arnold, Nottingham, NG5 6RF

EPC Rating C



Three Bedroom Semi-Detached property-To let

Situated in one of Arnold's most sought-after residential locations, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families.

The accommodation briefly comprises a bright and welcoming entrance hallway leading into a generous living room, providing the perfect space for relaxing or entertaining.

To the rear, the modern fitted kitchen offers an excellent range of wall and base units with ample worktop space and benefits from integrated appliances, including a fridge freezer and washing machine. There is also plenty of room for family dining.

A particular highlight of the property is the spacious conservatory, which is fitted with heating, allowing it to be enjoyed throughout the year. Overlooking the rear garden, this versatile space is ideal as an additional reception room, dining area, playroom or home office.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a good-sized single bedroom, all served by a contemporary family shower room featuring a modern walk-in shower.

Externally, the property enjoys a low-maintenance front garden and a driveway providing off-road parking for up to three vehicles. A covered carport leads to the detached garage, offering additional parking or useful storage space. To the rear is a private, enclosed garden with a well-maintained lawn and a raised decking area, creating the perfect setting for outdoor dining, entertaining and family enjoyment.

This attractive home is ideally positioned in one of Arnold's most popular locations, conveniently located close to local schools, shops, supermarkets, transport links and a wide range of amenities, the property combines comfort with everyday convenience.

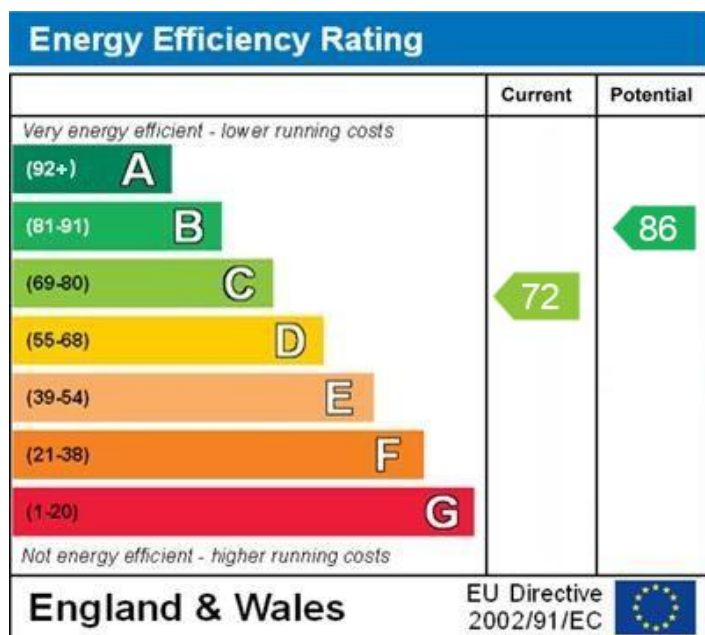
Periodic tenancy Deposit £1,500

Council Tax Band B

Local Authority: Gedling Borough Council

Rental Affordability: Yearly Income Over £39,000





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.