



£950.00

Per Calendar Month

THIRD AVENUE,
GEDLING

- MID TERRACED
- MODERN KITCHEN/DINER
- THREE BEDROOMS
- MODERN BATHROOM
- CLOSE TO AMENITIES
- EPC D



Three Bedroom Terraced Home-To Rent

A WELL-PRESENTED THREE-BEDROOM TERRACED HOME SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION, OFFERING EXCEPTIONAL VIEWS ACROSS OPEN GREEN SPACE TO THE REAR.

THE PROPERTY FEATURES A BRIGHT AND WELCOMING LIVING ROOM, A MODERN FITTED KITCHEN WITH DINING AREA, TWO GOOD SIZE BEDROOMS, THIRD BEDROOM/STUDY AND A CONTEMPORARY FAMILY BATHROOM.

OUTSIDE, THE LOW-MAINTENANCE REAR GARDEN PROVIDES A FANTASTIC OUTDOOR SPACE FOR RELAXING AND ENTERTAINING.

IDEALLY LOCATED FOR FAMILIES, THE HOME IS WITHIN WALKING DISTANCE OF TWO SCHOOLS AND OFFERS CONVENIENT ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS AND NEARBY RECREATIONAL FACILITIES.

THIS DELIGHTFUL HOME COMBINES COMFORTABLE LIVING SPACE, A PRIME LOCATION AND BEAUTIFUL OUTLOOKS, MAKING IT AN EXCELLENT RENTAL OPPORTUNITY FOR FAMILIES AND PROFESSIONAL TENANTS.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY;GEDLING BOROUGH COUNCIL
- RENTAL AFFORDABILITY = YEARLY INCOME OF OVER £28,500
- PERIODIC TENANCY DEPOSIT £1,096.15

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.



LIVING ROOM

2.961' X 4.044' (0.61M X 1.22M)

KITCHEN/DINER

2.792' X 4.508' (0.61M X 1.22M)

BATHROOM

1.950' X 1.673' (0.3M X 0.3M)

MASTER BEDROOM

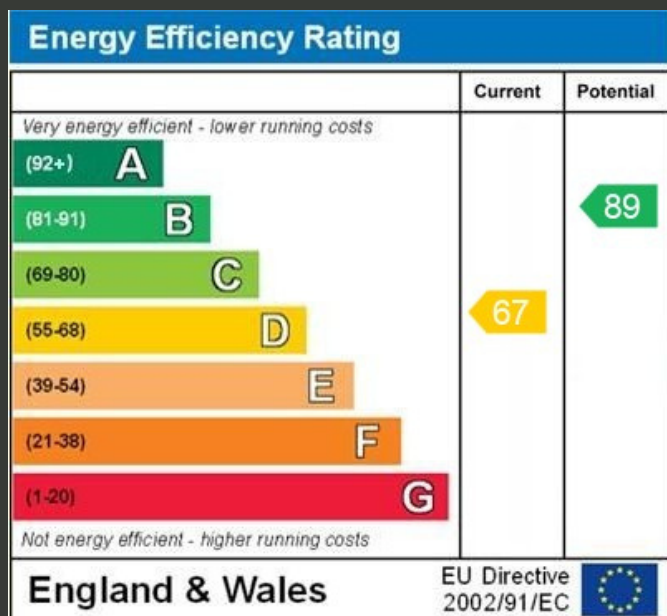
3.780' X 2.750' (0.91M X 0.61M)

BEDROOM TWO

3.181' X 1.679' (0.91M X 0.3M)

STUDY

1.960' X 1.679' (0.3M X 0.3M)



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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