



£850.00

Per Calendar Month

SHEARING CLOSE,
GEDLING

- GROUND FLOOR MAISONETTE
- MODERN KITCHEN
- TWO BEDROOM
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES
- EPC E



Two Bedroom Ground Floor Maisonette-To Let

A WELL-PRESENTED AND SPACIOUS TWO-BEDROOM GROUND FLOOR MAISONETTE, IDEALLY SITUATED IN A PLEASANT RESIDENTIAL LOCATION AND BENEFITING FROM ITS OWN PRIVATE ENTRANCE, ENCLOSED REAR GARDEN AND ON-STREET PARKING.

THE ACCOMMODATION COMPRISES A WELCOMING ENTRANCE HALL LEADING TO A BRIGHT AND GENEROUSLY SIZED LIVING ROOM FEATURING AN ATTRACTIVE FIREPLACE AND LARGE WINDOW OVERLOOKING THE SURROUNDING GREENERY. THE MODERN FITTED KITCHEN OFFERS A RANGE OF WALL AND BASE UNITS, AMPLE WORKTOP SPACE AND ROOM FOR APPLIANCES.

THERE ARE TWO GOOD-SIZED BEDROOMS, BOTH ENJOYING PLEASANT GARDEN ASPECTS, MAKING THEM IDEAL FOR A COUPLE, SMALL FAMILY OR THOSE REQUIRING A HOME OFFICE. THERE'S ALSO A FAMILY BATHROOM FITTED WITH A WHITE THREE-PIECE SUITE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE ENCLOSED REAR GARDEN WITH PATIO AREA AND LAWN, PROVIDING AN EXCELLENT OUTDOOR SPACE FOR RELAXING OR ENTERTAINING. THE MAISONETTE ALSO ENJOYS DOUBLE GLAZING AND ELECTRIC HEATING THROUGHOUT, TOGETHER WITH CONVENIENT ON-STREET PARKING NEARBY.

CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND GREEN OPEN SPACES, THIS PROPERTY OFFERS COMFORTABLE AND LOW-MAINTENANCE LIVING IN A DESIRABLE SETTING.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY;GEDLING BOROUGH COUNCIL
- RENTAL AFFORDABILITY = YEARLY INCOME OVER £25,500
- TENANCY DEPOSIT £980.76

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

16' 6" X 10' 1" (INTO ALCOVE) (5.04M X 3.09M)

KITCHEN

13' 4" X 7' 6" (INTO ALCOVE) (4.07M X 2.31M)

BATHROOM

2.033' 0" X 1.684' 0" (0.61M X 0.3M)

BEDROOM ONE

13' 4" INTO RECESS X 11' 9" (4.08M X 3.59M)

BEDROOM TWO

9' 8" PLUS DOOR RECESS X 7' 10" (2.96M X 2.39M)

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.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

lettings@lesleygreaves.co.uk