



# £1,000.00

Per Calendar Month

GARNET STREET,  
NETHERFIELD

- THREE BEDROOM END TERRACE
- NEWLY FITTED KITCHEN AND BATHROOM
- NEW DECORATION THROUGHOUT
- OFF-STREET PARKING TO REAR
- CLOSE TO AMENITIES
- EPC D



## Three Bedroom End- Terrace To Rent

A BEAUTIFULLY REFURBISHED THREE-BEDROOM END-TERRACE HOME ARRANGED OVER THREE FLOORS, OFFERING MODERN LIVING THROUGHOUT. THE PROPERTY BENEFITS FROM BRAND NEW DECORATION, FLOORING, INTERNAL DOORS, KITCHEN AND BATHROOM, CREATING A FRESH AND CONTEMPORARY FEEL.

THE GROUND FLOOR COMPRISES TWO VERSATILE RECEPTION ROOMS, IDEAL FOR BOTH LIVING AND DINING SPACE, ALONGSIDE A NEWLY FITTED KITCHEN FEATURING MODERN UNITS AND WORK SURFACES. A STYLISH NEWLY INSTALLED BATHROOM COMPLETES THE GROUND FLOOR ACCOMMODATION.

TO THE UPPER FLOORS ARE THREE WELL-PROPORTIONED BEDROOMS, WITH THE TOP FLOOR PROVIDING AN ADDITIONAL BRIGHT AND AIRY ROOM ENHANCED BY A SKYLIGHT WINDOW.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING TO THE REAR TOGETHER WITH A LOW-MAINTENANCE YARD-STYLE OUTDOOR SPACE. ADDITIONAL PERMIT HOLDER PARKING IS ALSO AVAILABLE.

LOCATED WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, THIS ATTRACTIVE HOME IS IDEAL FOR FAMILIES OR PROFESSIONAL TENANTS SEEKING SPACIOUS, MODERN ACCOMMODATION.

- FREEHOLD
- COUNCIL TAX: BAND A
- LOCAL AUTHORITY: GEDLING BOROUGH COUNCIL
- PERIODIC TENANCY DEPOSIT £1,153.84
- RENT AFFORDABILITY ANNUAL INCOME £30,000

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**

3.455' X 3.661' (0.91M X 0.91M)

**DINING ROOM**

4.579' X 3.362' (1.22M X 0.91M)

**KITCHEN**

2.698' X 2.897' (0.61M X 0.61M)

**BATHROOM**

1.805' X 2.387' (0.3M X 0.61M)

**MASTER BEDROOM**

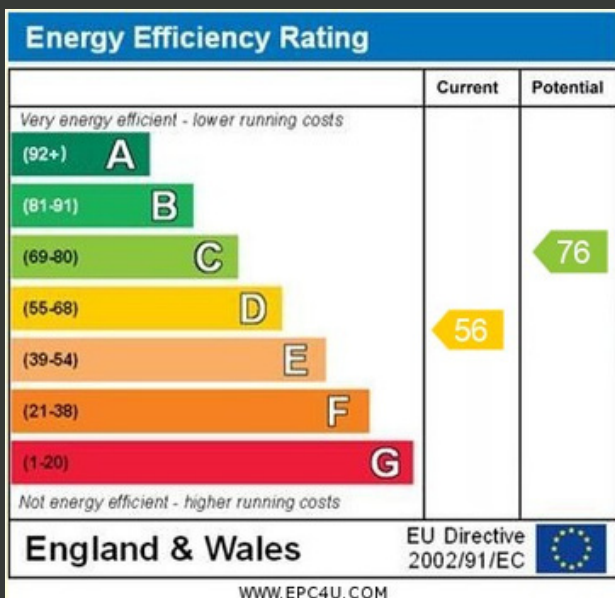
3.440' X 3.666' (0.91M X 0.91M)

**BEDROOM TWO**

3.429' X 3.361' (0.91M X 0.91M)

**LOFT ROOM**

3.955' X 3.624' (0.91M X 0.91M)



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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