



6 TEESDALE COURT NOTTINGHAM

£1,000 Per

A spacious 3 bedroom house with brand new carpets and fully re-decorated, situated in a sought after location close to nearby schools, Beeston town centre, the A52 and the M1 junction 25 - there is also a tram stop within a few minutes walk of the house!



- *VIRTUAL VIEWING LINK AVAILABLE*
- Tram stop and shop within walking distance
- 3 bedrooms with brand new carpets

Ground floor

The house offers a large ground floor extension, with the ground floor having an entrance hallway, large lounge area, which leads you through to a separate dining room overlooking the rear garden. There is also an additional study room, a downstairs WC and a modern kitchen to include fitted units, an oven/hob and a utility area.

First floor

To the first floor are two double bedrooms, a large single bedroom and a bathroom with a shower over bath, sink and WC.

All bedrooms have brand new carpets.

Exterior

There is an open garden to the front and enclosed garden with block paved driveway space with gates to the rear of the property.

Location

Located in the popular Beeston/Chilwell area of Nottingham, this property is within a range of local amenities, including shops, supermarkets and everyday services in and around Beeston town centre. The area offers good access to public transport links, with Beeston and Chilwell providing convenient routes into Nottingham city centre, the University of Nottingham, QMC and surrounding areas.

Relevant information

The property also benefits from gas central heating and double glazed windows.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

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

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

Coal mining area location: Not located on the coalfield.

Council: Broxtowe Borough Council

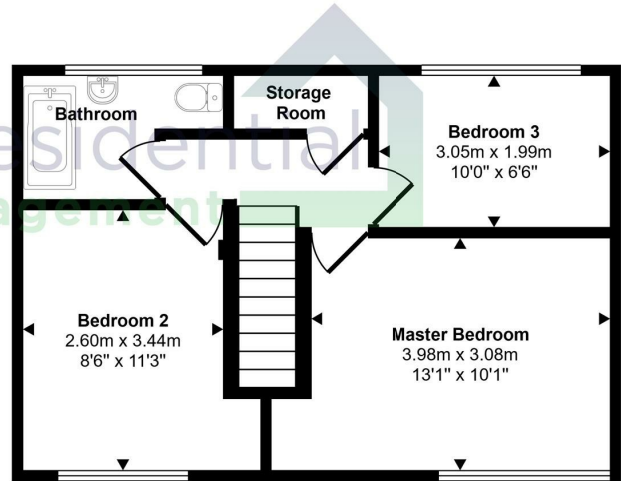
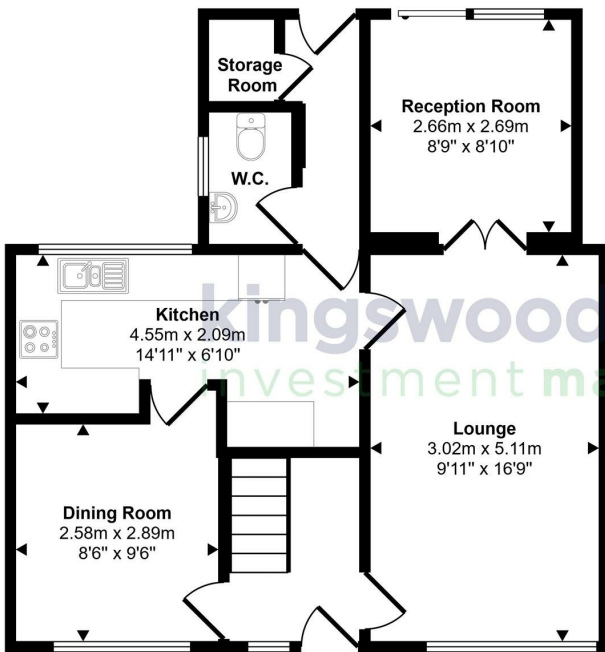
Any planning permission in the area: see publicaccess.broxtowe.gov.uk/online-applications/



- 3 reception rooms • Downstairs WC • Parking on street to the front and a driveway to the rear • Large enclosed garden • Modernised throughout • Council tax band = A • EPC Rating = C



Approx Gross Internal Area
94 sq m / 1016 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

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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