



# £950.00

Per Calendar Month

EDALE ROAD  
SNEINTON

- TWO BEDROOMS
- LOW MAINTENANCE GARDEN
- SEPERATE DINING ROOM
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- EPC C



## Two Bedroom Home In Sneinton

SITUATED IN THE SOUGHT-AFTER RESIDENTIAL AREA OF SNEINTON, THIS WELL-PRESENTED TWO-BEDROOM TERRACED HOME OFFERS COMFORTABLE AND CONVENIENT LIVING, MAKING IT IDEAL FOR PROFESSIONALS, COUPLES, OR SMALL FAMILIES.

THE GROUND FLOOR COMPRISES A SPACIOUS LIVING ROOM AND A SEPARATE DINING ROOM, PROVIDING VERSATILE SPACES FOR BOTH RELAXATION AND ENTERTAINING. THE GALLEY-STYLE KITCHEN IS WELL DESIGNED AND PRACTICAL, OFFERING AMPLE STORAGE AND WORKSPACE.

UPSTAIRS, THE PROPERTY BOASTS TWO BEDROOMS, ALONG WITH A MODERN BATHROOM FITTED WITH A CONTEMPORARY THREE-PIECE SUITE, INCLUDING A BATH WITH AN OVERHEAD SHOWER.

TO THE REAR IS A LOW-MAINTENANCE GARDEN, PERFECT FOR OUTDOOR SEATING OR ALFRESCO DINING.

IDEALLY LOCATED CLOSE TO LOCAL AMENITIES, EXCELLENT PUBLIC TRANSPORT LINKS, AND WITHIN EASY REACH OF NOTTINGHAM CITY CENTRE, THIS ATTRACTIVE HOME OFFERS A WELL-CONNECTED LOCATION.

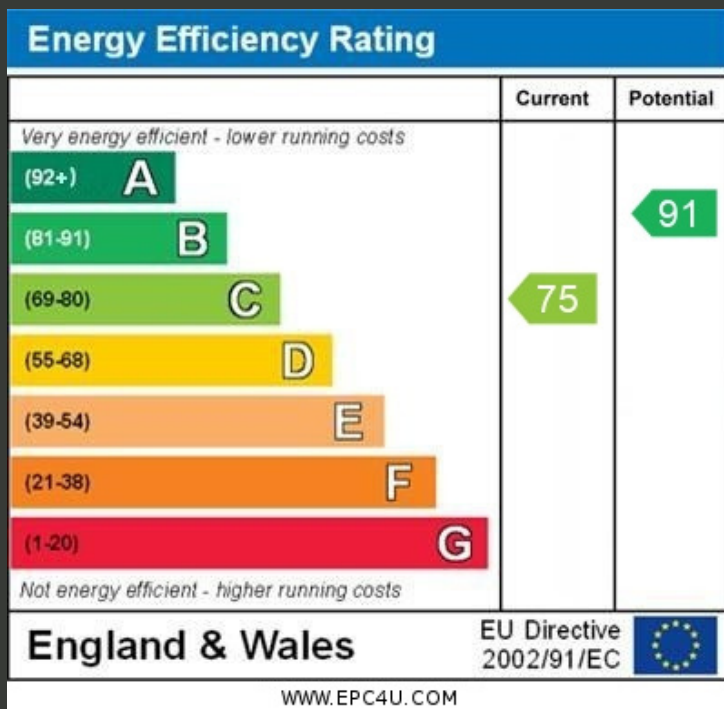
LIVING ROOM 11' 3" x 10' 9" (3.44m x 3.29m)

KITCHEN 22' 6" x 11' 3" (6.088m x 3.44m)

BEDROOM ONE 11' 3" x 10' 9" (3.44m x 3.30m)

BATHROOM 7' 8" x 4' 5" (2.35m x 1.35m)

BEDROOM TWO 10' 6" x 6' 6" (3.21m x 1.99m)



- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £1096.15

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.





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