



# £900.00

Per Calendar Month

BECK STREET  
CARLTON

- GOOD LOCATION
- MODERN KITCHEN
- GOOD SIZED ROOMS
- DINING ROOM
- GARDEN
- EPC C



# Modern Stylish Two-Bedroom Terraced Home

This modern two-bedroom mid-terraced property is offered for rent. The ground floor includes a welcoming lounge with uPVC double-glazed window, feature fireplace and neutral décor, leading into a spacious dining room with access to both the first floor and the cellar. The contemporary kitchen is fitted with modern wall and base units, stainless-steel sink with mixer tap, built-in oven, gas hob, extractor hood and space for appliances. A uPVC door provides access to the rear courtyard garden.

Upstairs, the landing leads to two generously sized bedrooms, each with uPVC double-glazed windows and radiators. Bedroom two also benefits from a built-in wardrobe. The bathroom features a modern white suite comprising a bath with screen and mixer shower tap, low-level WC, pedestal wash hand basin, radiator, extractor fan and frosted window.

Outside, the rear courtyard opens onto a private garden enclosed by fencing, offering a pleasant outdoor space. Located in a popular, established residential area, the home provides excellent access to shops, schools, public transport links, and local leisure facilities.

## LOUNGE

11' 10" x 11' 10" (3.61m x 3.61m)

## DINING ROOM

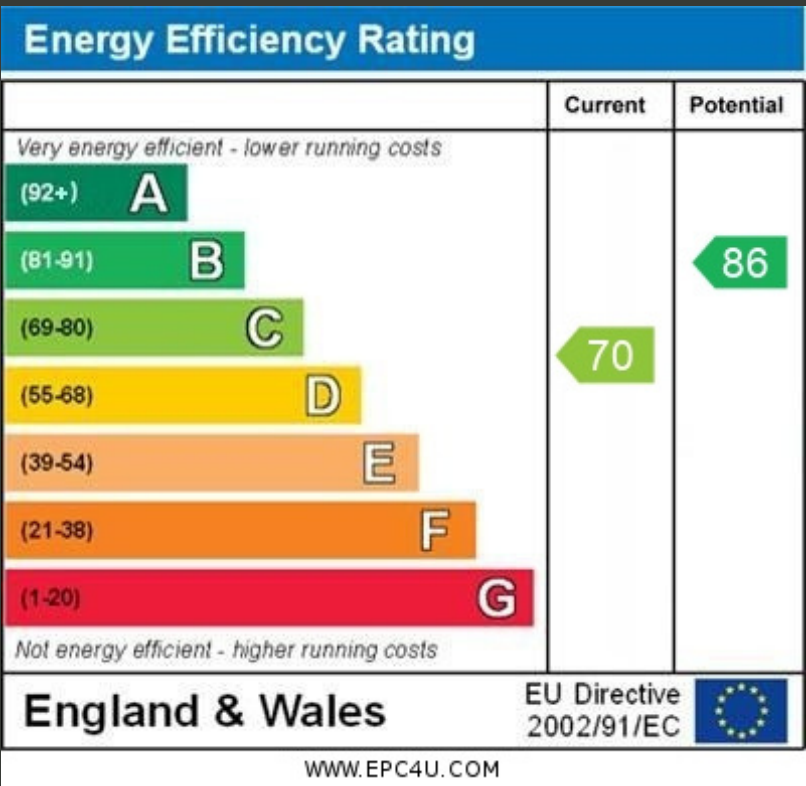
11' 11" x 11' 10" (3.65m x 3.61m)

## BEDROOM ONE

12' 0" x 11' 10" (3.68m x 3.61m)

## BEDROOM TWO

11' 11" x 9' 0" (3.64m x 2.75m)





- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £1,038.46

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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