

338 BROXTOWE LANE NOTTINGHAM

£1,100 Per

This well-presented three-bedroom semi-detached property was fully refurbished in 2024 and offers spacious, modern accommodation throughout. Situated in a sought-after residential location, the property benefits from a generous driveway, a large enclosed rear garden, gas central heating and double glazing.

To the front of the property is a spacious driveway and additional off-road parking.

The ground floor comprises a welcoming lounge leading through to a fitted kitchen at the rear of the property. The kitchen is equipped with a range of fitted units, an integrated oven and hob, a washing machine and a useful pantry cupboard, with additional space available for a fridge/freezer.

To the first floor are two generously sized double bedrooms and a further single bedroom. The accommodation is completed by a modern shower room featuring a walk-in shower, wash hand basin and





• 3 bedrooms • Driveway • Front and rear garden • Gas central heating and double glazed windows • On street parking

Material Information

Access: Internal stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
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: located on the coalfield.
Council: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Terms and Conditions

Costs to move into this property = £253 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1269. First months rent in advance.
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



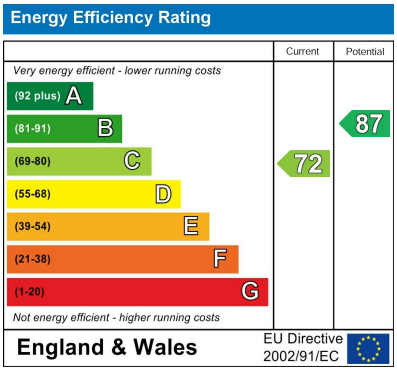


• Sought after location • Close to schools and amenities • Close to public transport links • Virtual link available • Council tax band = A









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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswood residential investment management