

39 LYNDHURST ROAD NOTTINGHAM

£925 Per

A 3 bedroom end terraced house in Sneinton which has just benefited from a brand new kitchen, bathroom, new flooring and a full redecoration throughout.

- Front and rear reception rooms with new blinds fitted to the windows.
- Newly fitted kitchen which is open plan to the rear reception room. The kitchen includes fitted units, oven, hob, extractor fan and sink - Also blind fitted to the window.
- Off the kitchen is a small rear hallway, ideal for storage.
- Small rear yard however, this is not enclosed. Shared alley way to put bins out to main street.
- Bathroom to include a brand new shower over the bath with aqua panels. There is also a sink and WC.
- 3 double bedrooms, 2 on the first floor and a large attic bedroom on the second floor - All bedrooms include fitted blinds.
- Sneinton town centre is within walking distance and offers a good range of shops and amenities.
- Nottingham City centre is also within easy reach.





• Brand new kitchen • Newly fitted bath with aqua panels • Brand new flooring throughout • Newly decorated

Material Information

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 = Medium.
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 & Conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £213.00. Tenancy deposit, equivalent to 5 weeks rent, being £1067.00.

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.



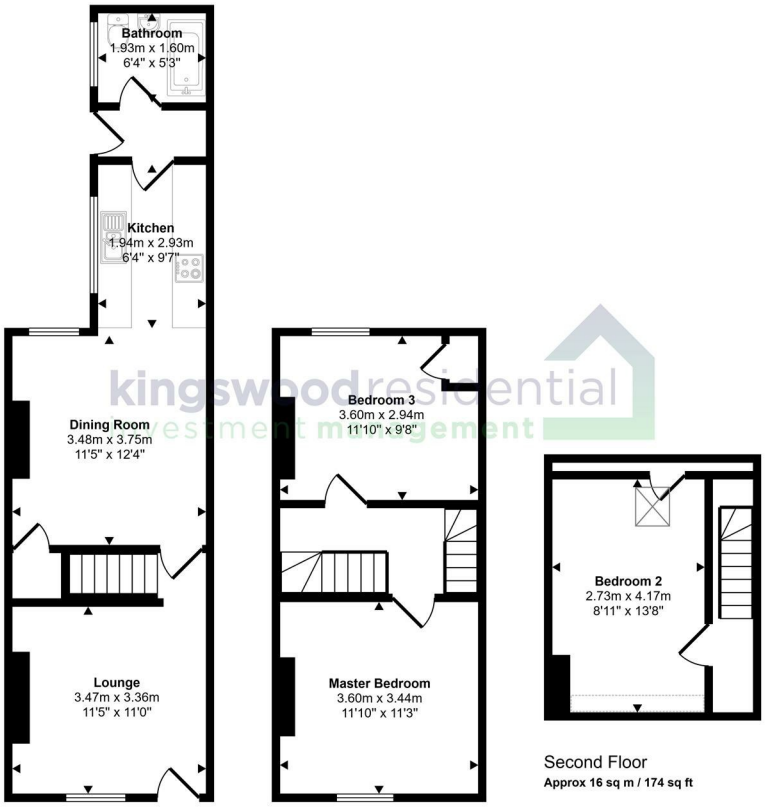


• Two reception rooms • Three double bedrooms over two floors • Easy access to City center • Close to shops and amenities • Council tax band A • EPC rating D





Approx Gross Internal Area
85 sq m / 920 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

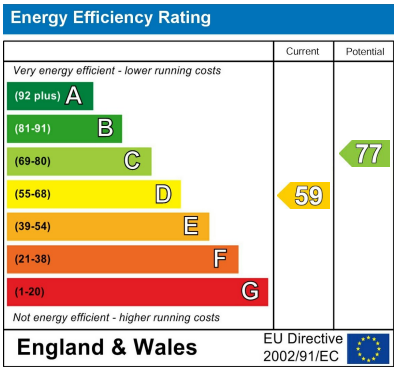
First Floor
Approx 30 sq m / 319 sq ft

Second Floor
Approx 16 sq m / 174 sq ft

Denotes head height below 1.5m

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.





EPC Rating: D 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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