





£550 pcm

Elmsdale Gardens
Burton Joyce
Nottingham
Nottinghamshire
NG14 5BF

EPC Rating 'D'

We are pleased to offer this two bedroom ground floor maisonette to the rental market. The property briefly comprises a lounge, kitchen, two bedrooms and a bathroom. To the rear there is a delightful lawn corner garden, enclosed by hedging and communal parking to the front. Burton Joyce is North East of Nottingham, near the River Trent and has a wealth of amenities, along with a train station and bus links giving commuter links to Nottingham and Newark. The property is for the over 55's only.



DOOR TO:-

ENTRANCE HALLWAY

Storage heater, storage cupboard, airing cupboard with a hot water cylinder. Doors to the bedrooms, bathroom and lounge/kitchen.

BATHROOM

Bathroom suite comprising a bath with an electric shower over, pedestal wash hand basin, low level WC, electric towel radiator and tiling to the bath walls.

LOUNGE

14' 7" x 10' 7" (4.47m x 3.25m)

Window and double glazed patio doors to the garden, storage heater and opening to:-

KITCHEN

10' 8" x 7' 8" (3.27m x 2.35m)

Wall and base units with a work surface incorporating a stainless steel sink unit, built in oven, hob and filter hood. Window to the rear and plumbing for a washing machine.

BEDROOM ONE

13' 3" x 10' 2" (4.05m x 3.12m)

Window to the rear and storage heater.

BEDROOM TWO

10' 8" x 5' 10" (3.27m x 1.79m)

Window to the rear and electric wall heater.

OUTSIDE

To the front of the property is communal parking and gardens, to the rear of the property is a private lawn corner garden.

Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

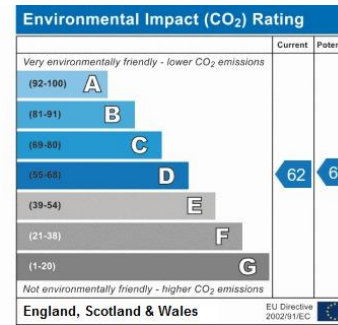
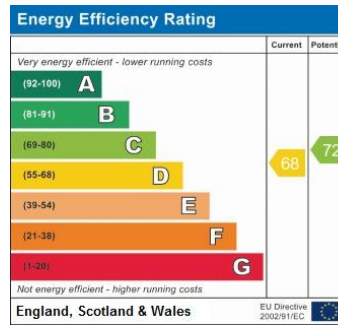
From Main Street in Burton Joyce continue in the direction of Nottingham City and turn right onto Lambley Lane. Elmsdale Gardens can be found on the right hand side.

Security Deposit:

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Holding Deposit

As an agency we are not charging tenants a holding deposit.



Gedling

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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