





£795 pcm

Florence Road
Gedling
Nottingham
NG4 2QH

EPC Rating 'D'

Semi Detached house in cul-de-sac position with a brand new kitchen, shower room and flooring! In brief the accommodation spans a hallway, shower room, kitchen and living room to the ground floor and three bedrooms, all with fitted wardrobes and a WC to the first floor. The property occupies a generous corner plot and is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.



DOOR TO-

ENTRANCE HALL

Stairs to the first floor, laminate floor, cupboard housing the fuse board and electric meter, doors to the living room, kitchen and shower room.

LIVING ROOM

17' 11" into recess x 9' 9" plus door recess (5.47m x 2.99m)

Window to the front, radiator, coving to the ceiling, TV and telephone points and a modern electric fire suite.

KITCHEN

12' 0" x 11' 5" both measured to the maximum into recess (3.68m x 3.48m)

Newly fitted wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap. Fitted oven, electric hob and stainless steel extractor hood. Spaces for a fridge freezer and washing machine. Cupboard housing the wall mounted boiler and cupboard housing the hot water cylinder. Tiled splash backs, laminate floor, radiator, coving to the ceiling, inset spot lights and a uPVC double glazed window to the rear.

SHOWER ROOM

Newly fitted suite comprising a shower cubicle with an electric shower, wash hand basin within vanity unit, chrome heated towel rail, tiled walls, inset spot lights, extractor and a uPVC double glazed opaque window to the side.

FIRST FLOOR

LANDING

uPVC double glazed opaque window to the side, access to the loft, radiator, coving to the ceiling, doors to the bedrooms and to-

WC

Low level WC and a uPVC double glazed opaque window to the side.

BEDROOM ONE

11' 10" x 11' 7" both measured to the maximum into recess and back of wardrobe (3.61m x 3.54m)

uPVC double glazed window to the rear, radiator, coving to the ceiling, built in wardrobe and cupboard.

BEDROOM TWO

12' 2" x 10' 0" to the back of the wardrobe (3.71m x 3.05m)

uPVC double glazed window to the front, radiator, coving to the ceiling, built in wardrobe and drawers.

BEDROOM THREE

11' 6" to the back of the bulkhead x 6' 1" (3.52m x 1.87m)

uPVC double glazed window to the rear, radiator, coving to the ceiling, built in wardrobe and shelf unit built over the stair bulkhead.

OUTSIDE

There is a pedestrian gate at the front leading to a lawn front garden which continues to the side and rear.

Council Tax Band A

Local Authority: Gedling Borough Council

Property Directions:

From our office in Gedling turn right on Main Road and take the second exit at the mini round about, continuing on Main Road. This Road merges with Shearing Hill at the bend, continue to the end turning left on Burton Road. Take the second right hand turn onto Florence Road, continue round the bend and to the end where the property can be identified by our to let board.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 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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