

JOHNSONS & PARTNERS

Estate and Letting Agency



41 QUEENS AVENUE, GEDLING

NOTTINGHAM, NG4 4DW

£795



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A good sized, three bedroom, mid town house located within this extremely popular and established residential location. The property is close to a wide range of family friendly amenities that include popular schools, local shops and great recreational facilities.

In brief the double glazed and centrally heated accommodation comprises reception hallway, breakfast kitchen and through lounge dining room with bay to the front, there is a further inner hallway with stairs leading to the first floor.

From the first floor landing there are three good sized bedrooms and a family bathroom. To the outside there is an enclosed front garden whilst to the rear is a lovely, family friendly, garden with a patio and lawn beyond.

Contact us now to book your viewing appointment.

Entrance Hallway
6'10" x 6'6" (2.08 x 1.98)

Kitchen
11'1" x 9'10" (3.38 x 3.00)

Living Room/Dining Room
22'0" x 9'11" (6.71 x 3.02)

First Floor Landing

Bedroom One
13'8" x 8'7" (4.17 x 2.62 (4.16 x 2.61))

Bedroom Two
11'6" x 11'2" (3.51 x 3.40)

Bedroom Three
11'2" x 6'6" (3.40 x 1.98)

Bathroom
7'7" x 5'7" (2.31 x 1.70)

Council Tax Band

A

EPC Rating

D

Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners

require any successful applicants proceeding with a let to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill.

Agents Notes

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

Viewings

Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of between 10 and 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed.

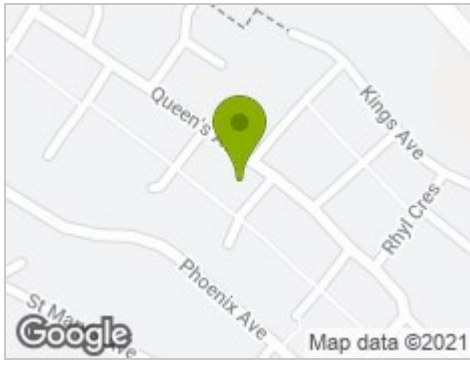
Deposits

The successful applicant will be required to pay a hold deposit equivalent to 1 weeks rent before referencing.

Prior to move in we will require a deposit equivalent to 5 weeks rent along with the first months rent. Any holding deposit will be deducted from these amounts.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.