



£1,100 pcm

Riverside, Nottingham, Nottinghamshire, NG14 5HW
EPC Rating C

Situated close to the riverside, tucked away off the main road this three bedroom detached property featuring a contemporary fitted kitchen with island, integrated fridge/freezer, dishwasher and washing machine, fitted electric cooker, gas hob and extractor hood. This is open to the dining room where you can access the rear courtyard through double doors. From this open plan room, doors lead to a dual aspect living room with French doors to the garden. To the first floor there is an en-suite shower room to the master bedroom with Juliette balcony, family bathroom and two further good size bedrooms one having a dressing area, as well as a downstairs shower room. There is parking for the property and a low maintenance gravelled garden. Stoke Bardolph is a small village having a local Public House, river and countryside walks making viewings essential.

UPVC DOUBLE GLAZED OPAQUE DOOR TO;

ENTRANCE HALL

SHOWER ROOM

KITCHEN/BREAKFAST ROOM 13' 2" x 11' 6"
(4.03m x 3.52m)

DINING ROOM 17' 1" x 14' 3" (5.23m x 4.35m)

LIVING ROOM 18' 2" x 10' 8" (to the back of the chimney breast)(5.55m x 3.26m)

FIRST FLOOR

LANDING

MASTER BEDROOM 11' 6" x 7' 8" (plus door recess)(3.52m x 2.35m)

EN-SUITE

BEDROOM TWO 11' 4" x 9' 6" (3.46m x 2.92m)

DRESSING ROOM AREA 8' 9" x 4' 9" (plus door recess)(2.67m x 1.46m)

BEDROOM THREE

BATHROOM 6' 4" x 5' 9" (1.95m x 1.77m)

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

