



# £895.00

Per Calendar Month

CAVENDISH DRIVE  
CARLTON

- GOOD LOCATION
- SPACIOUS LIVING ROOM
- ENERGY EFFICIENT CLIMATE CONTROL SYSTEM
- ENCLOSED REAR GARDEN
- DRIVEWAY
- MODERN KITCHEN
- EPC D



## Modern Home in Convenient Carlton Location

THIS MODERN HOME IS IDEALLY SITUATED FOR EASY ACCESS TO LOCAL AMENITIES AND EXCELLENT BUS ROUTES TO NOTTINGHAM CITY CENTRE. DESIGNED FOR LOW-MAINTENANCE LIVING, THE ACCOMMODATION IS SPREAD OVER TWO FLOORS.

ON THE GROUND FLOOR, THE ENTRANCE LEADS TO A SPACIOUS LIVING ROOM AND A WELL-APPOINTED KITCHEN/DINER, OFFERING A PRACTICAL AND INVITING SPACE FOR EVERYDAY LIVING. UPSTAIRS, THE FIRST FLOOR COMPRISES TWO BEDROOMS AND A BRIGHT, MODERN WHITE BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS DRIVEWAY AND A LOW-MAINTENANCE FRONT GARDEN. THE ENCLOSED REAR GARDEN FEATURES A LAWN AND A PAVED PATIO, PERFECT FOR OUTDOOR RELAXATION OR ENTERTAINING. A KEY FEATURE OF THE HOME IS ITS ENERGY-EFFICIENT CLIMATE CONTROL HEATING AND COOLING SYSTEM, ENSURING COMFORT ALL YEAR ROUND.

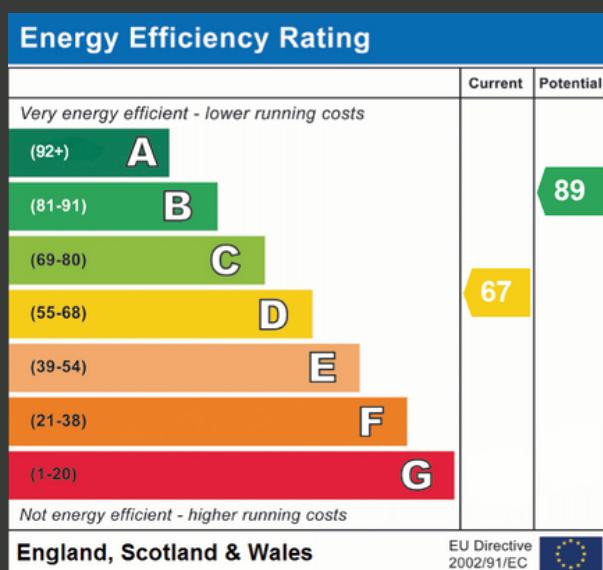
LOCATED IN THE SOUGHT-AFTER RESIDENTIAL AREA OF CARLTON, THE PROPERTY IS CLOSE TO AN ARRAY OF AMENITIES. NEARBY, YOU'LL FIND LOCAL SHOPPING AREAS, A SUPERMARKET, AND A CHOICE OF SCHOOLS, MAKING IT IDEAL FOR FAMILIES. THERE ARE PLAYING FIELDS, TWO LEISURE CENTRES, AND EXCELLENT PUBLIC TRANSPORT LINKS PROVIDING EASY ACCESS TO THE CITY AND SURROUNDING AREAS.

- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY. THEREAFTER A ROLLING CONTRACT.
- DEPOSIT £1032.69
- 61 SQ METERS

FREEHOLD COUNCIL TAX; BAND A LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY. THEREAFTER A ROLLING CONTRACT.

HOLDING DEPOSIT AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT





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