



£1,400 pcm

Raglan Drive, Gedling, Nottingham, Nottinghamshire NG4 2RF

EPC Rating C



Detached family home in prime location of popular schools complete with driveway and detached brick built double garage with additional work shop area. In brief the property spans two floors and comprises an entrance hallway with storage, living room, dining room and WC, all with wood flooring, kitchen breakfast room with breakfast bar, fitted cooker, extractor, freestanding dishwasher and fridge and space for a washing machine. To the first floor is an airing cupboard and access to the loft, bathroom with a shower over the corner bath, four bedrooms with a built in wardrobe to bedroom two and fitted wardrobes and en-suite shower room to the master bedroom. This property is tucked away off a cul-de-sac within a well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. Gedling is also well known for its Country Park which has a play area and café.

Deposit £1,615.38
Initial 6 months fixed term Shorthold Tenancy

LIVING ROOM 21' 10" into bay x 11' 6" (6.68m x 3.53m)

DINING ROOM 9' 11" x 10' 9" (3.03m x 3.28m)

KITCHEN 14' 2" to the maximum x 9' 1" (4.32m x 2.78m extending to 2.76m)

WC 5' 10" x 3' 6" (1.80m x 1.08m)

BEDROOM ONE 10' 1" plus door recess x 9' 6" to the front of wardrobes (3.08m x 2.92m)

EN-SUITE 3' 9" plus shower recess x 4' 11" (1.15m x 1.52m)

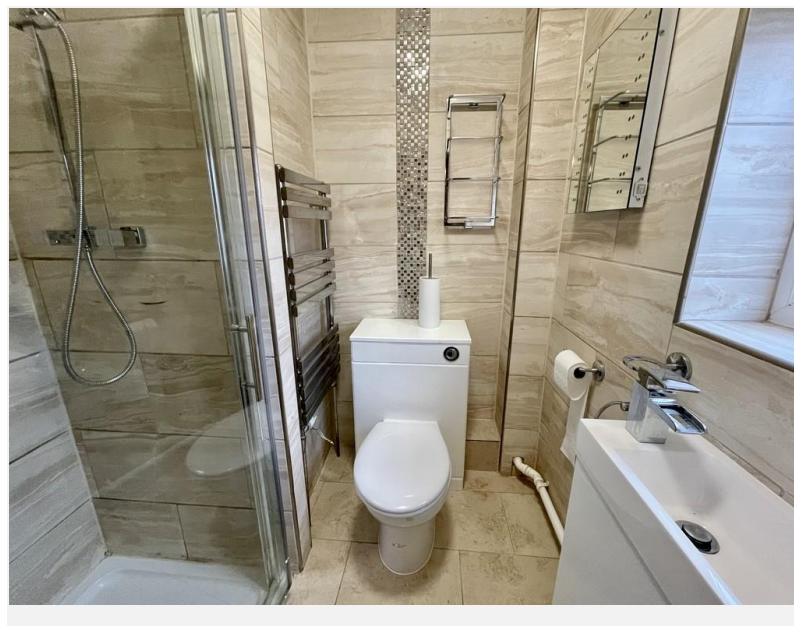
BEDROOM TWO 11' 8" plus built in wardrobe x 9' 10" (3.58m x 3m)

BEDROOM THREE 14' 6" x 7' 5" plus door recess (4.43m x 2.27m)

BEDROOM FOUR 9' 3" x 7' 8" (2.83m x 2.35m)

BATHROOM 6' 2" x 6' 1" (1.9m x 1.86m)

DOUBLE GARAGE 16' 8" x 27' 2" (5.09m x 8.29m reducing to 5.05m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: E

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.

20 Main Road
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.

