





## £950 pcm

Freda Avenue, Gedling, Nottingham, NG4 4FY  
EPC Rating TBC

Well presented, three bedroom detached house comprising of a porch which leads to a good sized lounge with staircase to the first floor and door to the kitchen which has wall and base units, built in oven and gas hob, space for fridge, freezer and washing machine. To the first floor are three bedrooms and a bathroom, the property has a driveway to the front and garage to the rear and benefits from having a combination boiler and uPVC double glazed windows. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

LOUNGE 16' 6" x 13' 1" (5.04m x 4.00m)

KITCHEN 16' 4" x 8' 1" (5.00m x 2.47m)

HALLWAY

BEDROOM ONE 10' 8" x 9' 10" (3.26m x 3.02m)

BEDROOM TWO 8' 6" x 10' 2" (2.60m x 3.11m)

BEDROOM THREE 6' 2" x 6' 3" (1.90m x 1.92m)

BATHROOM 5' 10" x 5' 4" (1.80m x 1.65m)

Deposit £1,096.15

Initial 6 months fixed term Shorthold Tenancy

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.

