



£850pcm

Carnarvon Street, Netherfield, Nottingham, Nottinghamshire NG4 2FL

EPC Rating D



Well presented traditional mid terrace, located within walking distance of Netherfield shopping centre and transport links. In the brief the uPVC double glazed and gas central heated accommodation comprises two reception rooms and fitted kitchen in a light wood design with a fitted electric oven, ceramic hob and extractor hood. There are spaces for an under counter washing machine and a freestanding fridge freezer. To the first floor are two double bedrooms and a bathroom with an electric shower over a bath.

To the rear is a patio area leading on to lawn with fencing to all perimeters, gated access at the bottom of the garden and a shed.

Netherfield is a popular residential area with a wide range of amenities as well as public transport links including a railway station. It also has local shops, play park, takeaways and schools. It is home to Victoria Retail Park with a multitude of popular shops including clothing and DIY as well as a gym, coffee shops and a supermarket.

Deposit £980.76  
 Council Tax Band A  
 Initial 6 months fixed term Shorthold Tenancy

LIVING ROOM 11' 5" x 10' 11" (into alcove)  
 (3.48m x 3.34m)

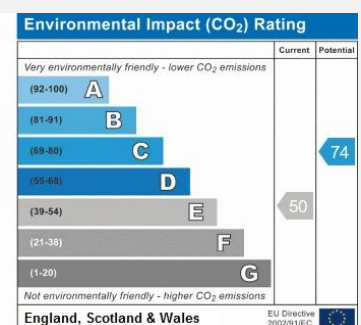
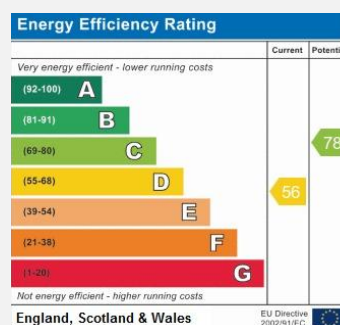
DINING ROOM 14' 4" (to the maximum) x 10' 11"  
 (into alcove) (4.38m x 3.34m)

KITCHEN 12' 9" x 5' 10" (3.91m x 1.79m)

BEDROOM ONE 11' 5" x 10' 11" into recess  
 (3.48m x 3.33m)

BEDROOM TWO 11' 0" x 8' 2" (into alcove) (3.36m x 2.50m)

BATHROOM 8' 1" x 5' 10" (2.48m x 1.78m)



COUNCIL TAX BAND: A

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  
Nottingham  
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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.

