

TO LET



Bourne Drive, Langley Mill, Nottingham
£725pcm


MARTIN & CO



Bourne Drive, Langley Mill

End Town House,
2 Bedroom, 1 Bathroom

£725pcm

Date available: Available Now

Deposit: £836

Unfurnished

Council Tax band: A

- Two Bedroom End Town House
- Driveway & Garage
- Excellent Location
- Cul-De-Sac Setting
- Modern Finish Throughout
- Offered Unfurnished



Two Bedroom End Town House - Driveway & Garage - Cul-De-Sac Location - Offered Unfurnished - Modern Finish Throughout!

The accommodation comprises of an entrance hall with a ground floor w.c., a spacious lounge with stairs rising to the first floor and a fitted kitchen with a range of high and low level units and complete with an integrated electric oven, inset gas hob, fridge/freezer and washing machine.

To the first floor there is a spacious master bedroom with storage cupboard, a second large single bedroom and a bathroom with bath and shower over.

Externally, the property offers a well proportioned rear

garden and a driveway providing off road parking and leading to a single garage.

In order to meet the referencing criteria applicants must be in receipt of an annual income of £21,750 from a permanent source of employment.

To reserve the property a holding fee of £167 is payable.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co Hucknall

36a High Street • • Hucknall • NG15 7HG
T: 0115 853 3230 • E: nottingham@martinco.com

0115 853 3230

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.