



£950 pcm

Coronation Walk, Gedling, Nottingham, Nottinghamshire NG4 4AS

EPC Rating C



Three bedroom semi detached house in the popular area of Gedling and within walking distance of Carlton Le Willows Academy. Having recently being decorated throughout and with new carpets this property is ready to go! In brief, there is a porch to the front, entrance hallway with under stair storage, bay fronted living room, dining room with a further storage cupboard, kitchen with cooker and utility porch, with plumbing for a washing machine and door to the rear garden. To the first floor are three bedrooms, WC and a separate bathroom with an electric shower over the bath.

To the front of the property is a low maintenance garden and driveway providing off street parking and access to the garage which has double doors and lighting. To the rear is an enclosed garden, outside tap, patio area and gated access at the side.

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.

Initial 6 months fixed term Shorthold Tenancy  
Deposit £1,096.15  
Council Tax Band B

PORCH 8' 3" x 4' 6" (2.54m x 1.38m)

HALLWAY 14' 0" x 5' 6" (4.27m x 1.69m)

LOUNGE 15' 3" into the bay window x 13' 11" (to the back of the chimney breast) (4.66m x 4.26m)

DINING ROOM 12' 3" x 9' 3" into recess (3.74m x 2.82m)

KITCHEN 9' 2" x 7' 1" (2.80m x 2.18m)

UTILITY PORCH 12' 0" x 5' 6" (3.68m x 1.68m)

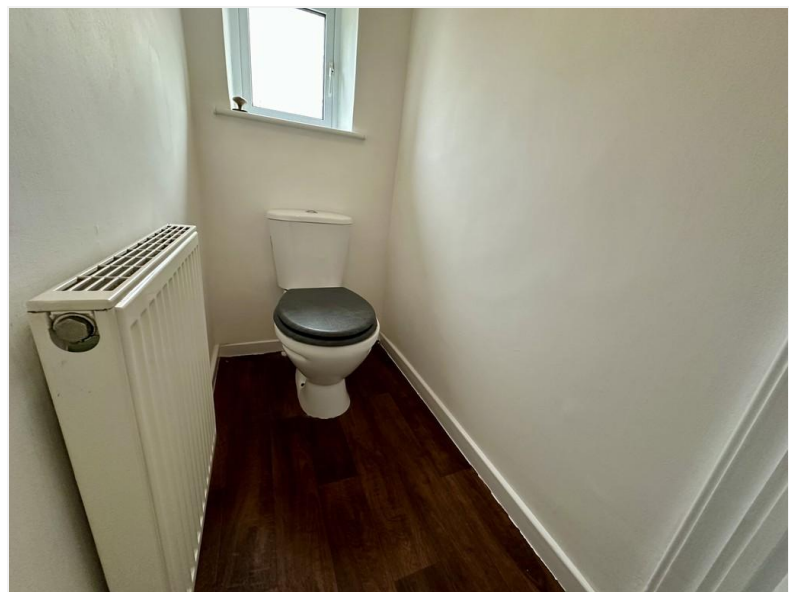
BEDROOM ONE 13' 1" x 10' 5" to the back of the chimney breast (3.99m x 3.20m)

BEDROOM TWO 9' 9" to front of wardrobe x 9' 2" (2.99m x 2.81m)

BEDROOM THREE 9' 10" x 9' 1" to the maximum point (3.02m x 2.79m)

BATHROOM 7' 8" x 4' 11" (2.35m x 1.50m)

WC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

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  
NG4 3HP

Contact Us  
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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.

