

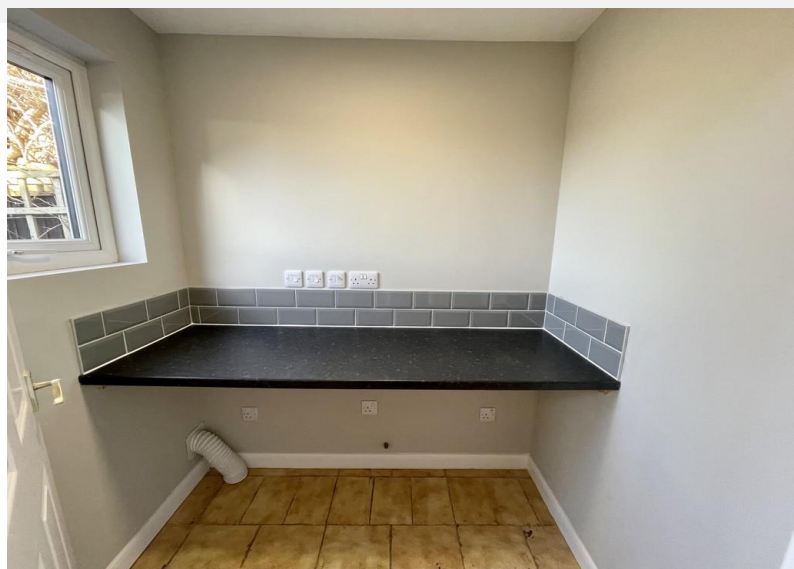




£1,500 pcm

Olive Grove, Burton Joyce, Nottingham, NG14 5FG

EPC Rating C



Renovated detached bungalow available to rent now! This uPVC double glazed property benefits from having a brand new gas central heating boiler, new flooring throughout, kitchen and bathroom. In brief, the accommodation comprises an entrance hallway, utility room with under counter space for a dryer, kitchen with fitted oven, gas hob, extractor and space for a washing machine, L-shape living dining room, three bedrooms and a bathroom with a shower over the bath. There are gardens front and rear, a driveway and a garage, with power and lighting.

Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

Initial 6 months fixed term Shorthold Tenancy  
 Deposit £1,615.38  
 Council Tax Band D

LOUNGE/DINER L-shape 22' 8" to the widest point x 13' 5" into recess (6.91m x 4.09m)

KITCHEN 13' 10" x 9' 10" (4.22m x 3m)

UTILITY ROOM 6' 1" x 4' 7" (1.86m x 1.41m)

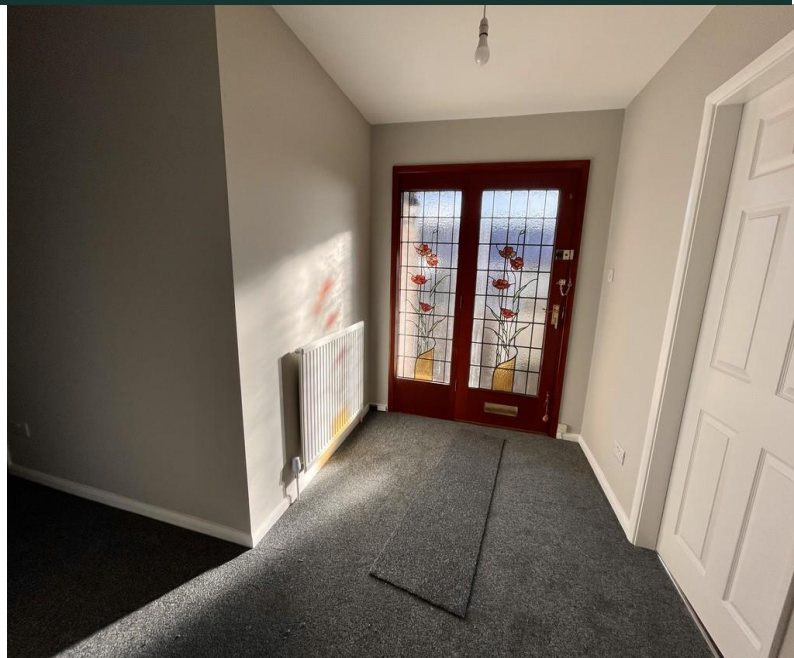
BATHROOM 6' 3" x 7' 3" (1.91m x 2.21m)

BEDROOM ONE 10' 11" x 11' 11" (3.33m x 3.65m)

BEDROOM TWO 10' 11" x 10' 5" (3.33m x 3.19m)

BEDROOM THREE 8' 10" x 8' 7" (2.69m x 2.62m)

GARAGE 17' 7" x 10' 2" (5.36m x 3.1m)



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





COUNCIL TAX BAND: D

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  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[lettings@lesleygreaves.co.uk](mailto:lettings@lesleygreaves.co.uk)  
0115 987 7337

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.



Company Registration Number: 5773186 | VAT Number: 917862296