£1325.00

Per Calendar Month

OLIVE GROVE
BURTON JOYCE

- DETACHED BUNGALOW
- THREE BEDROOMS
- UTILITY ROOM
- LIVING DINING ROOM
- GARAGE & DRIVEWAY
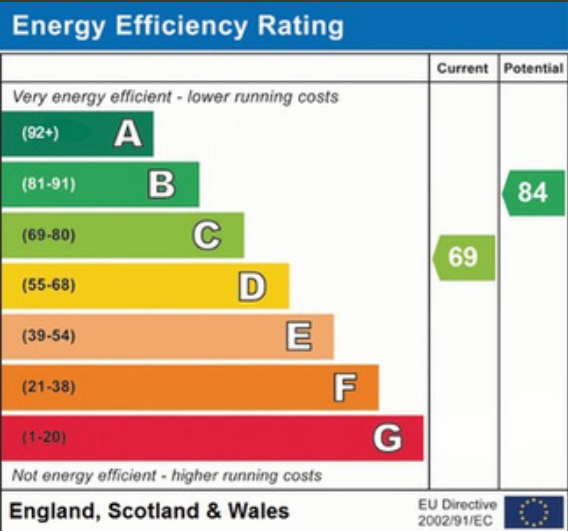- VILLAGE LOCATION
- EPC C

Detached Bungalow in the Heart of Burton Joyce Village

A DETACHED BUNGALOW LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF BURTON JOYCE, JUST A SHORT WALK FROM A VARIETY OF LOCAL AMENITIES.

THE PROPERTY FEATURES AN ENTRANCE HALLWAY LEADING TO A SPACIOUS L-SHAPED LOUNGE/DINER, A WELL-APPOINTED KITCHEN, AND A SEPARATE UTILITY ROOM WITH SPACE FOR APPLIANCES. THERE ARE THREE GENEROUSLY SIZED BEDROOMS AND A THREE-PIECE BATHROOM, COMPLETE WITH A BATH AND OVERHEAD SHOWER. OUTSIDE, THE BUNGALOW BENEFITS FROM BOTH FRONT AND REAR GARDENS, A DRIVEWAY AND A GARAGE EQUIPPED WITH POWER AND LIGHTING.

SITUATED IN THE DESIRABLE NOTTINGHAMSHIRE VILLAGE OF BURTON JOYCE, THE PROPERTY IS WITHIN EASY WALKING DISTANCE OF A RANGE OF AMENITIES, INCLUDING SHOPS, PUBS, CAFÉS, AN EXCELLENT PRIMARY SCHOOL, A VILLAGE HALL, CHURCHES, AND A LIBRARY. IT ALSO OFFERS CONVENIENT ACCESS TO NOTTINGHAM AND THE POPULAR MARKET TOWN OF SOUTHWELL.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

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)

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY. THEREAFTER A ROLLING CONTRACT.
- DEPOSIT £1,528.84
- 85 SQ METERS

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