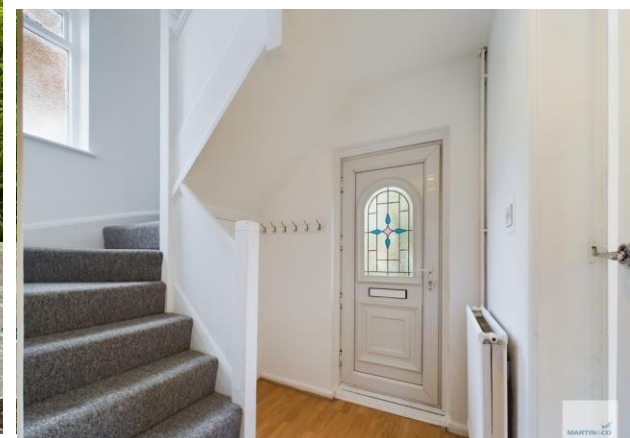


TO LET



Wollaton Vale, Wollaton
£1,250pcm


MARTIN&CO



Wollaton Vale, Wollaton

Semi-Detached House,
3 Bedroom, 1 Bathroom

£1,250pcm

Date available: Available Now

Deposit: £1,442

Unfurnished

Council Tax band: B

- Three Bedroom Semi-Detached House
- Neutral Finish Throughout
- Sought After Location
- Refitted Bathroom
- Off Road Parking
- Fernwood Catchment
- Unfurnished



Three Bedroom Semi-Detached Property - Neutral Finish Throughout - Refitted Bathroom - Large Garden - Fernwood Catchment - Sought After Location - Viewing Recommended!

The accommodation comprises of an entrance with under stairs storage cupboard and access to the refitted ground floor w.c. and with stairs rising to the first floor. There is a bright and spacious dual aspect lounge/diner with window to the front and sliding patio doors to the rear and a feature fireplace and surround (decorative only). The fitted kitchen has a range of high and low level units, cooker point and washing machine.

To the first floor there is a landing with dual aspect

windows and a storage cupboard, three well proportioned bedrooms and a refitted bathroom comprising of a three piece suite including a bath with both a mains fitted and electric shower over.

Externally, the property has a large enclosed rear garden which is mainly laid to lawn with a patio area and raised decking area and there are also two storage outhouses. To the front is a lawned garden and a driveway providing off road parking.

Situated in this sought after location within the Fernwood Catchment area the property has easy access to an array of local amenities, transport links and Wollaton Hall Deer Park.

In order to meet the referencing criteria applicants must be in receipt of a salary of £37,500.

To reserve the property a holding fee of £288.00 is payable.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<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.