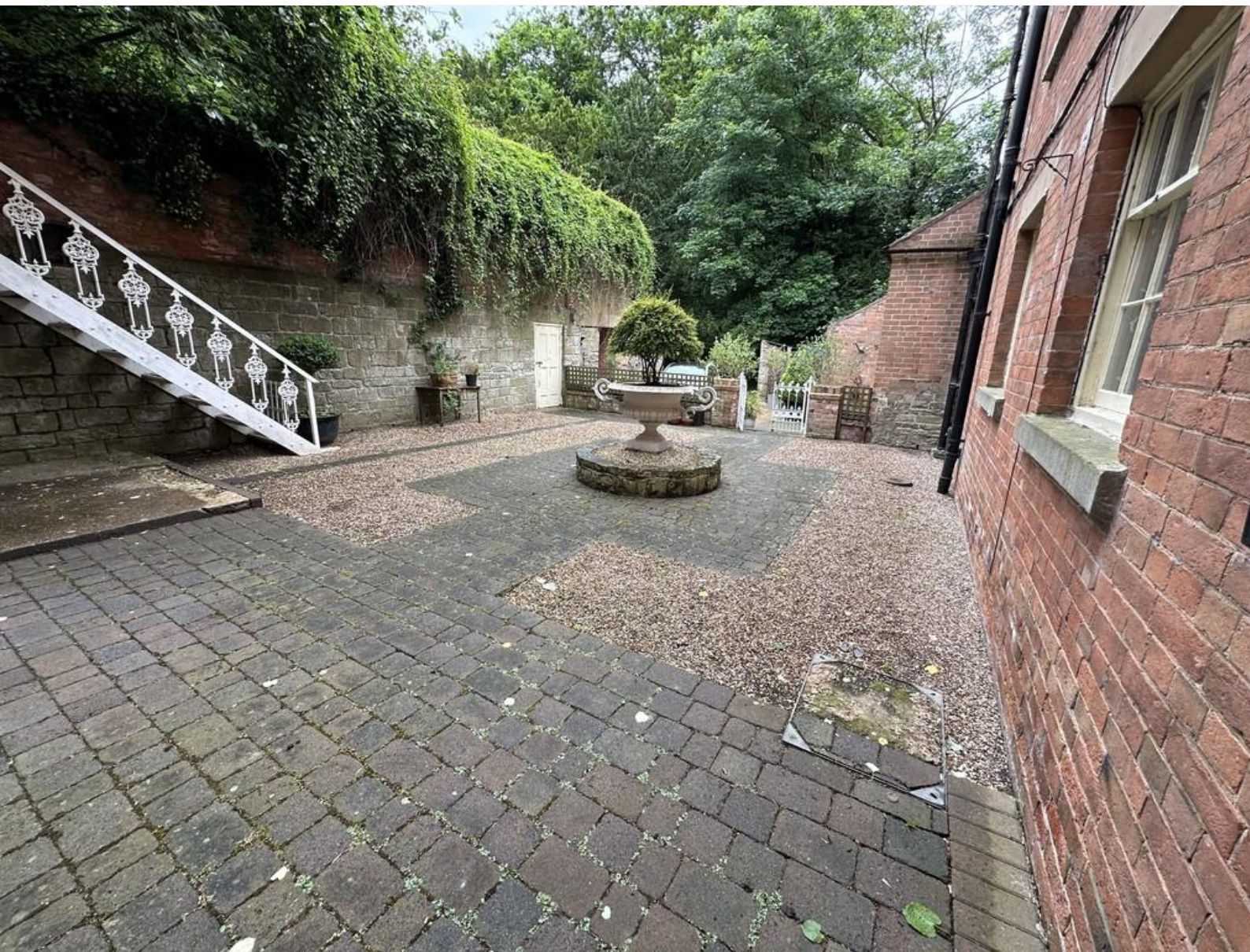




£2,500 pcm

Priory Road, Thurgarton, Nottingham, NG14 7GR

EPC Rating E



Sizable Wing of The Priory to rent, located within the picturesque secluded grounds. The property offers versatile accommodation and has attractive features including high vaulted ceilings and sash windows.

In brief, there is an entrance hall with under stair storage, stairs to the first floor accommodation and doors to the three bedrooms; two with Jack N' Jill bathroom facilities and the other with a private en-suite shower room.

To the first floor is a living room with an Inglenook fireplace, vaulted ceiling and stairs leading to a galleried landing with study. The kitchen is fitted with an oven and has a dishwasher and a door leading to a dining room with further built in storage. There is also a WC cloakroom with plumbing for a washing machine. There is a second study, with a fitted unit and a balcony with countryside views, accessed from another room.

This property has two private parking spaces and is currently undergoing decoration and will be available with newly fitted carpets.

Thurgarton is a small rural parish village approximately 3 miles from the plentiful amenities of the Minster Town of Southwell.

Deposit £2,884.61
Council Tax Band E
Initial 6 months fixed term Shorthold Tenancy

BEDROOM ONE 11' 3" plus door and wardrobe recess x 8' 8" (3.44m x 2.65m)

EN SUITE 5' 5" x 5' 1" (1.67m x 1.57m)

BEDROOM TWO 16' 5" x 6' 0" plus recess (5.01m x 1.84m)

BEDROOM THREE 15' 8" x 6' 10" plus recess (4.79m x 2.09m)

JACK N JILL BATHROOM 9' 3" x 6' 11" (2.84m x 2.12m)

LIVING ROOM 23' 9" x 17' 11" into recess (7.25m x 5.48m)

STUDY 1 9' 1" x 5' 11" to the back of fitted unit (2.78m x 1.82 m)

ROOM WITH BALCONY OFF 16' 6" x 5' 1" (5.04m x 1.55m)

KITCHEN 10' 0" into recess x 9' 3" (3.05m x 2.83m)

DINING ROOM 14' 6" into recess x 10' 0" (4.42m x 3.05m)

WC 6' 2" x 5' 1" (1.89m x 1.57m)

GALLERIED LANDING 17' 10" x 5' 0" (5.46m x 1.53m)

STUDY TWO 10' 11" x 5' 0" (3.34m x 1.54m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

LOCAL AUTHORITY: Newark and Sherwood District 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

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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.

