



£875.00

Per Calendar Month

DUNSTAN STREET  
NETHERFIELD

- TRADITIONAL TERRACE
- PUBLIC TRANSPORT
- MODERN KITCHEN
- TWO BEDROOMS
- TWO RECEPTIONS
- LOW MAINTENANCE GARDEN
- BATHROOM WITH SEPERATE SHOWER
- EPC C

## Close to a wide range of amenities

A LOVELY EXAMPLE OF A TRADITIONAL TERRACE HOUSE, CLOSE TO A WIDE RANGE OF AMENITIES AS WELL AS PUBLIC TRANSPORT LINKS INCLUDING A RAILWAY STATION. NETHERFIELD ALSO HAS LOCAL SHOPS, A PLAY PARK, TAKEAWAYS AND SCHOOLS. IT IS HOME TO VICTORIA RETAIL PARK WITH A MULTITUDE OF POPULAR SHOPS INCLUDING CLOTHING AND DIY AS WELL AS A GYM, COFFEE SHOPS AND A SUPERMARKET.

IN BRIEF, THERE ARE TWO RECEPTION ROOMS AND A SHAKER STYLE KITCHEN DINER TO THE GROUND FLOOR. THE KITCHEN IS FITTED WITH AN OVEN, CERAMIC HOB AND STAINLESS STEEL EXTRACTOR HOOD. THERE ARE SPACES FOR A FRIDGE FREEZER AND FOR A WASHING MACHINE AND A DOOR LEADING TO THE GARDEN.

TO THE FIRST FLOOR ARE TWO DOUBLE BEDROOMS AND THE BATHROOM. THE LANDING HAS A BUILT IN STORAGE CUPBOARD WHICH HOUSING THE COMBINATION BOILER.

THERE IS AN ENCLOSED LOW MAINTENANCE YARD TO THE REAR ENCLOSED WITH FENCING AND WITH AN OUTSIDE TAP AND GATED ACCESS.



#### DINING ROOM

13' 3" x 10' 4" (4.06m x 3.15m)

#### LIVING ROOM

13' 1" x 10' 5" (4.01m x 3.18m)

#### KITCHEN/DINER

12' 7" x 8' 5" (3.86m x 2.57m)

#### BEDROOM ONE

13' 5" x 10' 4" (4.09m x 3.15m)

#### BEDROOM TWO

10' 5" x 10' 4" (3.2m x 3.15m)

#### BATHROOM

10' 2" x 8' 5" (3.1m x 2.57m)

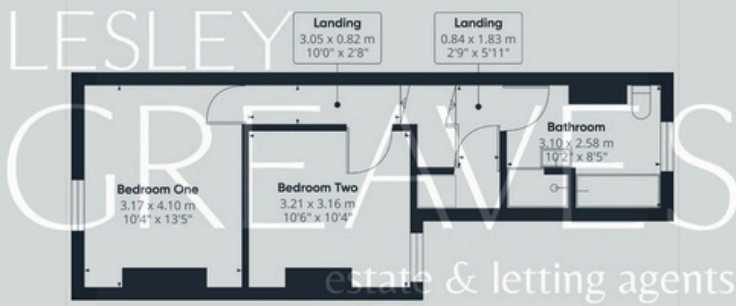
- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY
- DEPOSIT £1,009.61
- 74 SQ METERS

#### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 9877337

lettings@lesleygreaves.co.uk