



# £1,100

Per Calendar Month

SMALLS CROFT  
WOODBOROUGH

- THREE BEDROOM TOWN HOUSE
- FRESHLY DECORATED
- MODERN KITCHEN
- LOW MAINTENANCE GARDEN
- EPC C

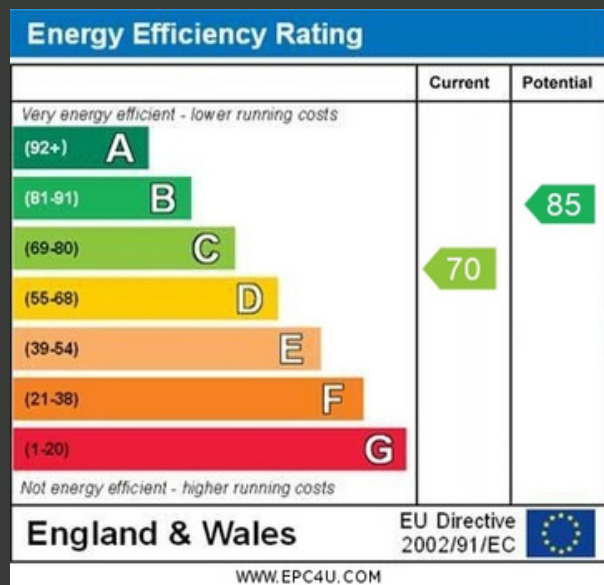
## Three bedroom town house

THIS ATTRACTIVE THREE-BEDROOM TOWNHOUSE IS OFFERED TO LET AND HAS BEEN NEWLY DECORATED THROUGHOUT, CREATING A FRESH, MODERN FEEL THAT'S READY TO MOVE STRAIGHT INTO. THE PROPERTY IS WELL LAID OUT AND IDEAL FOR FAMILIES OR PROFESSIONALS LOOKING FOR COMFORTABLE, LOW-MAINTENANCE LIVING.

ON THE GROUND FLOOR, YOU'LL FIND A BRIGHT AND SPACIOUS LIVING AREA WITH NEUTRAL DÉCOR AND NEWLY FITTED TILED FLOORING, PROVIDING A WELCOMING SPACE TO RELAX OR ENTERTAIN. THIS LEADS THROUGH TO A MODERN FITTED KITCHEN, FINISHED WITH CONTEMPORARY UNITS, INTEGRATED APPLIANCES AND AMPLE WORKTOP SPACE. PATIO DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, ALLOWING PLENTY OF NATURAL LIGHT AND MAKING IT PERFECT FOR INDOOR-OUTDOOR LIVING DURING WARMER MONTHS.

UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS, ALL FRESHLY DECORATED AND FITTED WITH BRAND-NEW CARPETS. THE MAIN BEDROOM IS A GENEROUS SIZE, AND TWO OF THE BEDROOMS BENEFIT FROM BUILT-IN WARDROBES, PROVIDING EXCELLENT STORAGE. THE REMAINING ROOM IS IDEAL FOR CHILDREN, GUESTS OR USE AS A HOME OFFICE. A CLEAN, MODERN FAMILY BATHROOM COMPLETES THE FIRST FLOOR.

EXTERNALLY, THE PROPERTY FEATURES A PRIVATE, ENCLOSED REAR GARDEN WITH A PAVED SEATING AREA, IDEAL FOR RELAXING OR ENTERTAINING. THE GARDEN ALSO INCLUDES A SHED WITH ELECTRICITY, OFFERING USEFUL ADDITIONAL STORAGE OR WORKSPACE. THIS PROPERTY ALSO COMES WITH A SEPARATE GARAGE, IDEAL FOR STORAGE. LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, THIS WELL-PRESENTED TOWNHOUSE OFFERS STYLISH, COMFORTABLE LIVING IN A DESIRABLE SETTING.



- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £1,269.23





SECURITY DEPOSIT SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY.  
AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT.

## Lesley Greaves Estate & Lettings Agents

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