

Pinfold Road
Giltbrook
Nottinghamshire
NG16 2FT

£800 Monthly *



- DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN
- CONSERVATORY
- BATHROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- DRIVEWAY
- FRONT & REAR GARDENS

Ref: PRA10777

Viewing Instructions: VIEWINGS WITH TENANT



General Description

DETACHED HOUSE, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, KITCHEN, CONSERVATORY, BATHROOM, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, DRIVEWAY, FRONT & REAR GARDENS, EPC - E , NO SMOKERS, NO HOUSING BENEFITS, ONE SMALL PET CONSIDERED, VIEWING HIGHLY RECOMMENDED

Accommodation

Entrance Hall

With dark wood effect laminate flooring, inset fitted door mat, ornate wooden feature radiator cover over radiator, under stairs storage, stairs to first floor and doors to Kitchen and Lounge

Lounge/diner (23' 04" x 11' 06" Max) or (7.11m x 3.51m Max)

Lounge area having window to front elevation, fitted carpet, coal effect gas fire with Adams style fireplace and marble surround and hearth leading through to the Dining Area

Dining Area (8' 04" x 8' 04") or (2.54m x 2.54m)

With room to comfortably seat six people, french doors leading through to the Conservatory and door to Kitchen

Kitchen (10' 05" Max x 9' 03" Max) or (3.18m Max x 2.82m Max)

With range of white wall and base units, electric oven with ceramic hob over and stainless steel extractor hood, integrated dishwasher, fridge, freezer and washing machine, tiled floor doors leading to dining area and hallway and UPVC door leading out onto the patio area

Conservatory (12' 10" x 9' 05") or (3.91m x 2.87m)

With tiled floor, heating and patio doors opening to garden.

Landing

With fitted carpet and doors to all first floor rooms.

Bathroom (5' 03" x 8' 01") or (1.60m x 2.46m)

With white low level WC, vanity unit sink, walk in shower, chrome towel heater/radiator, fully tile walls and tile effect laminate flooring.

Bedroom 1 (front) (11' 05" Max x 10' 01" Max) or (3.48m Max x 3.07m Max)

With fitted carpet, fitted wardrobes and fitted dressing table.

Bedroom 2 (rear) (9' 07" Max x 9' 07" Max) or (2.92m Max x 2.92m Max)

With fitted carpet and fitted wardrobes

Bedroom 3 (7' 05" x 7' 08" Max) or (2.26m x 2.34m Max)

With laminate flooring and overlooking front elevation

Outside

To the front of the property is a driveway for at least two cars and garden laid to lawn. To the rear there is a patio area, garden laid to lawn with mature shrubs and hedge and shed

DESCRIPTION

This is a lovely detached house ideally located for commuting within easy reach of the A610 and M1 links and main bus route close by as well as being near IKEA Retail Park. The property benefits from a good sized Lounge/Dining Room, modern Kitchen with integrated appliances, Conservatory with heating, two double bedrooms with fitted wardrobes, modern fully tiled Bathroom, Driveway and gardens to the front and rear.

Application Fees

Upon applying for a property, there are application fees to be paid. This covers tenant referencing, credit checks, drawing up the tenancy agreement, and carrying out the inventory/schedule of condition.

Our fees to apply for this property are £250 (including VAT) for a single person application with a fee of £50 (including VAT) for any additional tenant(s) over the age of 18 years of age. A single guarantor application is chargeable at a cost of £50 (including VAT). These fees are non-refundable.

Payment of these fees is required upon applying for the property. In addition, prior to moving into the property you will need to pay:-

- 1) The first month's rent
- 2) The bond/deposit, usually equating one months rent +£100.

The deposit/bond will be held by the DPS (Deposit Protection Service) for the duration of your tenancy.

PLEASE NOTE: Elder and Twells DO NOT charge any additional fees for tenancies continuing on a rolling contract after the initial 6 month term.

Elder & Twells are licensed members of ARLA (Association of Residential Letting Agents) and are covered under their client money protection scheme. Our redress scheme is The Ombudsman Service, Wilderspool Park, Warrington, WA4 6 HL.

Services

Mains electricity, mains water, mains drainage, mains gas


Council Tax

Band B




All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.