

Withern Road
Broxtowe
Nottinghamshire
NG8 6FJ

580 Monthly *



- Mid Terraced Property
- Three Bedrooms
- Lounge
- Kitchen
- Ground Floor Shower Room
- Rear Garden
- Off Road Parking
- EPC-E
- Gas Central Heating

Ref: PRA10897

Viewing Instructions:



General Description

Mid Terraced Property, Three Bedrooms, Lounge, Kitchen, Ground Floor Shower Room, Rear Garden, Off Road Parking, EPC - E, Gas Central Heating, Early Viewing Recommended br />

Accommodation

Entrance

Door to lounge, fitted carpet and stairs to first floor.



Lounge (11' 0" x 15' 02" Max) or (3.35m x 4.62m Max)

With fitted carpet, UPVC double glazed window to front elevation, radiator, telephone and TV points and built in meter cupboard



Kitchen (8' 05" x 12' 01"Max Max) or (2.57m x 3.68m Max)

Window to rear elevation, with a range of modern work surfaces, base and wall units, drawers, stainless steel sink unit with splash back, electric oven, cooking extractor hood, tiled floor, walk in pantry under stairs, space for washing machine and fridge/freezer, radiator.

Ground Floor Shower Room (8' 04" Max x 5' 10" Max) or (2.54m Max x 1.78m Max)

Window to rear elevation, radiator, separate shower cubicle with electric shower, pedestal basin, low flush WC, half tiled walls and tiled floor.

Landing

With fitted carpet and access to the loft



Bedroom 1 (9' 08" Max x 18' 05" Max) or (2.95m Max x 5.61m Max)

Window to front elevation, radiator and fitted carpet.



Bedroom 2 (9' 11" Max x 10' 01" Max) or (3.02m Max x 3.07m Max)

Window to rear elevation, radiator, fitted carpet and storage cupboard housing combi boiler.



Bedroom 3 (6' 11" x 7' 11") or (2.11m x 2.41m)

Window to rear elevation, radiator and fitted carpet.

ACCOMMODATION

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



EPC Rating:53

Council Tax

Band A



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		68	(55-68) D		68
(39-54) E	53		(39-54) E	50	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.

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.