



Lesley
Greaves
estate & letting agents



£750 pcm

Perlethorpe Drive
Gedling
Nottingham
NG4 4GJ

EPC Rating 'TBC'

Local Authority Gedling Borough Council

Council Tax Band A

- Modern Semi-Detached House
- Two Bedrooms
- Kitchen Diner
- Downstairs WC
- Living Room
- Four Piece Bathroom
- Tiered Garden
- Parking

Property Directions:

From our office on Main Road, Gedling proceed to the traffic light junction and turn right into Westdale Lane. Continue along eventually turning right into Perlethorpe Avenue, take the first turning on the left into Perlethorpe Drive where the property can be identified on the left hand side by our to let board.

Modern semi detached house with allocated parking and low maintenance tiered garden. In brief the accommodation spans two floors and comprises an entrance hallway, WC, living room and open plan kitchen diner. To the first floor is a four piece family bathroom and two double bedrooms. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.

UPVC DOUBLE GLAZED DOOR TO-

ENTRANCE HALL

Laminate flooring, doors to the living room and to:-

WC

Low level WC, wash hand basin, laminate flooring and tiled splash backs.

LIVING ROOM

12' 7" x 9' 6" (3.85m x 2.91m)

uPVC double glazed bow window to the front, laminate flooring and a radiator. Open plan to:-

KITCHEN/DINER

13' 10" x 13' 1" (4.22m x 4.00m)

Modern wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap. Fitted oven, gas hob, stainless steel extractor hood, integral dishwasher and washing machine, freestanding dryer and space for a fridge/freezer. Tiled splash backs, laminate flooring, radiator, inset spot lights and stairs to the first floor. UPVC double glazed windows to the side and uPVC double glazed patio doors to the garden at the rear.

FIRST FLOOR

LANDING

Access to the loft, doors to the bedrooms and to:-

BATHROOM

Four piece modern suite comprising a low level WC, pedestal wash hand basin, shower cubicle with a mains fed shower and bath with a mixer shower attachment. Tiled walls, inset spot lights, extractor and a uPVC double glazed opaque window to the side.

BEDROOM ONE

13' 1" x 7' 7" (3.99m x 2.32m extending to 3.31m)

uPVC double glazed windows to the front and a radiator.

BEDROOM TWO

13' 0" x 7' 9" (3.97m x 2.38m)

uPVC double glazed window to the rear and a radiator.

OUTSIDE

To the rear is a gravelled patio area with decked steps leading to another patio area with further steps and gate to an enclosed artificially lawned garden. There is gated access at the side.

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



Gedling

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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 are 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

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