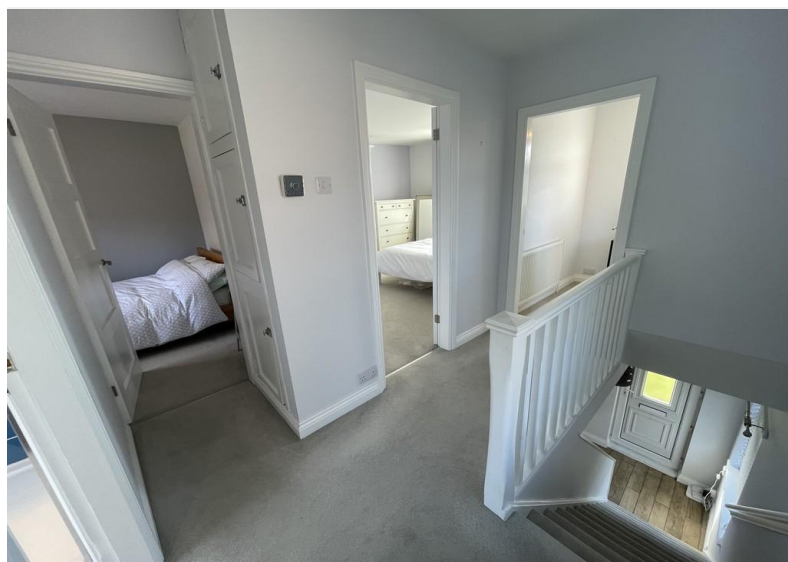




£1,200 pcm

Rufford Road, Sherwood, Nottingham, NG5 2NQ

EPC Rating D



Immaculately presented semi detached house ready for occupation!

In brief, the uPVC double glazed accommodation spans two floors and comprises; an entrance hall way with stairs to the first floor, tiled floor and doors to the living room and kitchen diner. The living room has a gas fire suite and bespoke cabinetry into a recess. The re-fitted kitchen diner has tiled flooring, composite work surfaces, integrated dishwasher, fridge, freezer and washer dryer, fitted oven, gas hob and stainless steel extractor hood. French doors lead onto the rear garden.

To the first floor is a modern re-fitted shower room and three bedrooms, with a fitted wardrobes to bedrooms one and two and fitted shelving to bedroom three.

There are well tended gardens both front and rear and a driveway at the side.

Sherwood is a popular residential area with many amenities. Sherwood is a popular location, 1.5 miles from the City Centre making it a great location just outside of Town. There are primary schools, shops, a library and restaurants.

Initial 6 months fixed term Shorthold Tenancy  
Deposit £1,384.61  
Council Tax Band B

LIVING ROOM 13' 6" x 12' 0" into recess (4.13m x 3.66m)

KITCHEN/DINER 18' 11" x 9' 8" (5.77m x 2.96m)

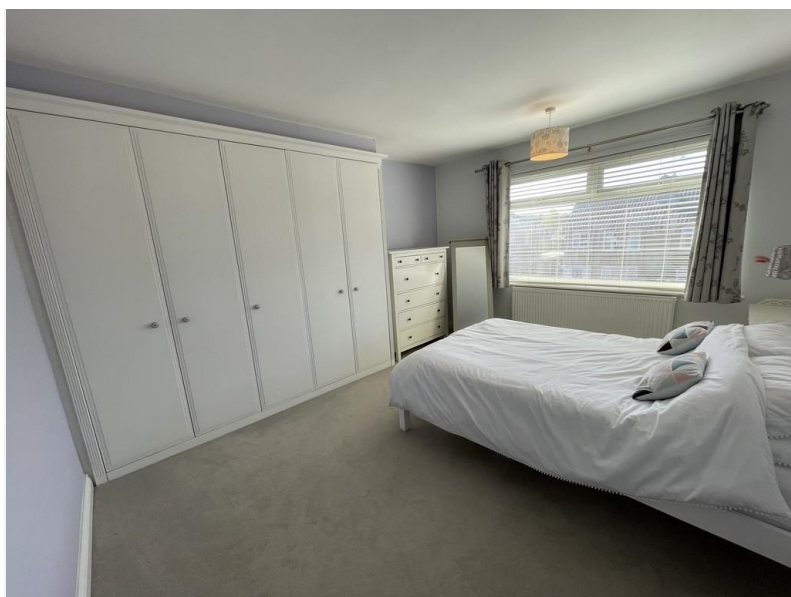
SHOWER ROOM 8' 9" x 5' 5" (2.68m x 1.66m)

BEDROOM ONE 13' 8" x 11' 11" to the back of wardrobes (4.17m x 3.65m)

BEDROOM TWO 9' 10" x 9' 7" (3.0m x 2.94m)

BEDROOM THREE 6' 7" x 6' 7" (2.01m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Nottingham City Council

#### 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.

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[lettings@lesleygreaves.co.uk](mailto:lettings@lesleygreaves.co.uk)  
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

Company Registration Number: 5773186 | VAT Number: 917862296

