



£950 pcm

Carlton Hill, Carlton, Nottingham, NG4 1GW

EPC Rating D



A well presented three bedroom end town house situation on the popular Carlton Hill, centrally located with amenities and transport links on your door step. To include shops, public houses, takeaways and regular bus links to Nottingham City Centre.

In brief, the property comprises an entrance lobby giving access to the first floor and door through to a good sized lounge with a uPVC double glazed bow window to the front and opening to the kitchen diner. The kitchen has white wall and base units, built in oven and hob and space for an under counter fridge, freezer and plumbing for a washing machine. Patio doors lead to the conservatory which has, tiled flooring, a radiator and doors leading to the rear garden. To the ground floor there is laminate flooring throughout.

To the first floor is a cupboard housing the combination boiler, family bathroom and three bedrooms, with fitted wardrobes to bedroom two.

To the front is a lawned garden and the rear is mainly paved patio for ease of maintenance. Gates lead to the rear where there is a parking space.

LOUNGE 13' 0" x 11' 8" (3.97m x 3.57m)

KITCHEN DINER 14' 10" x 10' 2" (4.54m x 3.12m)

CONSERVATORY 10' 4" x 7' 8" (3.15m x 2.34m)

BATHROOM 5' 7" x 6' 8" (1.71m x 2.04m)

BEDROOM ONE 12' 9" x 8' 11" (3.90m x 2.74m)

BEDROOM TWO 10' 2" (face of wardrobe) x 8' 11" (3.11m x 2.72m)

BEDROOM THREE 7' 4" x 5' 7" (2.25m x 1.71m)

Initial 6 months fixed term Shorthold Tenancy
 Deposit £1,096.15
 Council Tax Band A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough 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
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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 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.

