



**7 SOUTHEY STREET
NOTTINGHAM**

£850 PCM

A well-presented two-bedroom mid-terraced home located just one mile from Nottingham City Centre. This property benefits from off-road parking and additional garden space, offering both convenience and outdoor practicality. Situated close to a wide range of local amenities, residents will enjoy easy access to the shops and services found along Alfreton Road and Radford Road.



- Refurbished, 2022 to include kitchen and bathroom • Driveway / off road parking to rear • Rear enclosed garden

Lounge / Kitchen

To the ground floor, the property opens into a welcoming entrance area leading directly to the staircase and the spacious lounge. The living room is bright and neutrally decorated, offering a comfortable open layout that flows seamlessly into the modern kitchen.

The open-plan kitchen area features contemporary units, ample worktop space, and integrated cooking facilities, with a rear door providing convenient access to the garden. The combination of fresh décor, modern flooring, and natural light creates a stylish and practical living space ideal for both relaxing and entertaining.

Bedroom 1

Bedroom One is a generously sized double room positioned at the front of the property. The room benefits from two built-in cupboards, providing excellent storage space for clothing. Neutrally decorated and fitted with grey carpeting, this bedroom offers a comfortable and practical space ideal for everyday living.

Bedroom 2

Bedroom Two is a smaller single room located at the rear of the property, overlooking the garden. The room features a grey fitted carpet and neutral décor, creating a clean and modern feel. Ideal as a guest room, or home office, it offers a comfortable and versatile space to suit a range of needs.

Bathroom

Modern bathroom, finished in contemporary grey tiling for a clean and stylish look. The suite includes a bath with overhead shower, a washbasin, and a WC, along with an obscured

window that allows natural light into the space while maintaining privacy. The room is fresh, well-presented, and designed for practical everyday use.

External

Externally, the property offers an open, turfed front garden. To the rear, there is a private garden featuring a small patio area, a further turfed section. The rear also includes an off-road parking space, which can alternatively be utilised as additional garden space if preferred, with on-street parking also available nearby.

Additional Information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £196.00. Tenancy deposit, equivalent to 5 weeks rent, being £980.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

Material information about the property

Electricity supply: mains connection.

-Gas supply: Gas boiler.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating.

-Broadband and mobile phone coverage: see checker.ofcom.org.uk.

-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs =



- Gas central heating and double glazed throughout • 1 mile out of Nottingham City Centre

Unlikely.

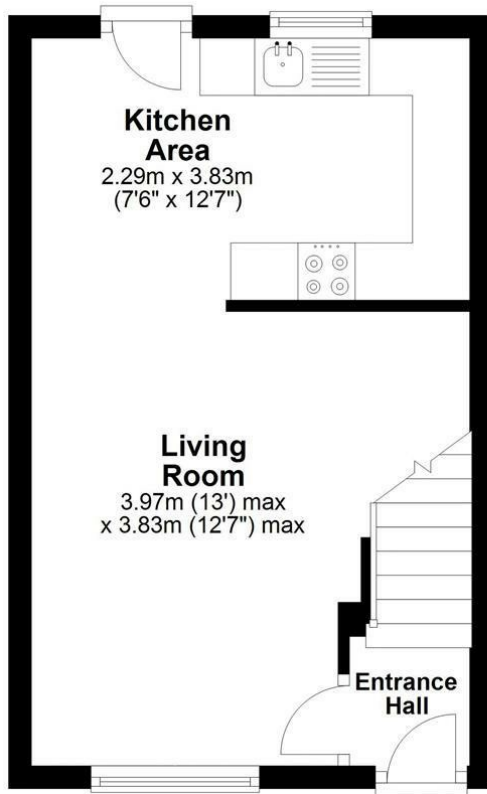
-Coal mining area location: located on a coalmine.

-Any planning permission in the area:



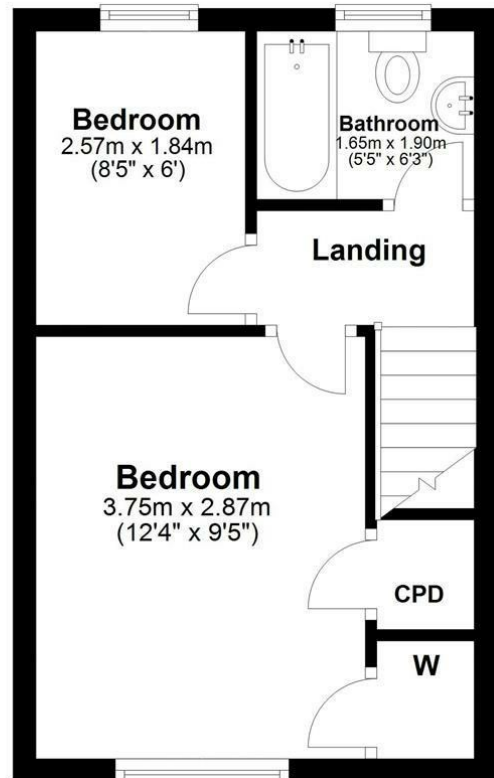
Ground Floor

Approx. 24.4 sq. metres (262.2 sq. feet)



First Floor

Approx. 24.9 sq. metres (267.8 sq. feet)



Total area: approx. 49.2 sq. metres (530.0 sq. feet)

Kristine Princa
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: C Council Tax Band: A

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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