

12 TRURO CRESCENT NOTTINGHAM

£1,200 Per

Refurbished three-bedroom detached house, situated in a quiet cul-de-sac within easy reach of Nottingham City Centre. The property has been fully redecorated and benefits from new kitchen, bathroom and flooring throughout.

The ground floor comprises an entrance hallway, a spacious front reception room and a modern open-plan kitchen/dining area to the rear. The newly fitted kitchen includes an oven, hob and fitted units with additional space for a fridge/freezer and washing machine.

To the first floor are two well-proportioned double bedrooms and a further single bedroom, which could also be used as a home office or study. Brand new family bathroom includes a bath with an overhead shower, wash basin and useful storage space, alongside a separate WC for added convenience.





• Detached property • Re-decorated throughout • Brand new kitchen • Driveway for two cars • 2 Reception rooms

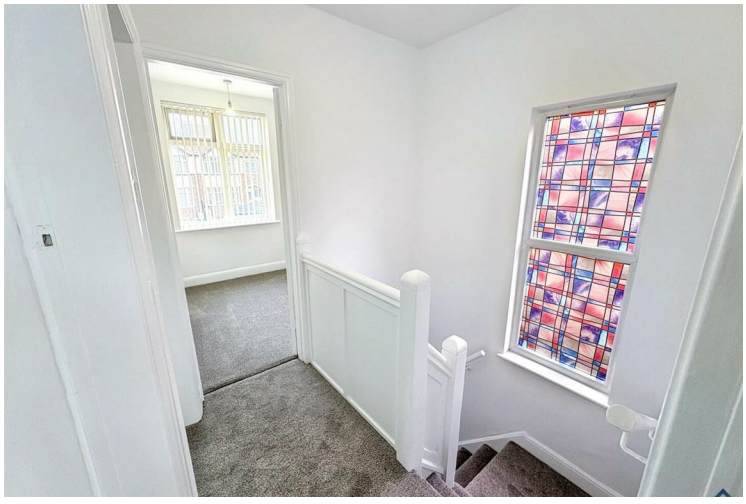
Material Information

Access: Internal stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
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 = This location is outside of a groundwater flood alert area
Flooding from reservoirs = Unlikely in this area.
Coal mining area location: located on the coalfield.
Council: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Terms and Conditions

Costs to move into this property = £276 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1384. 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.



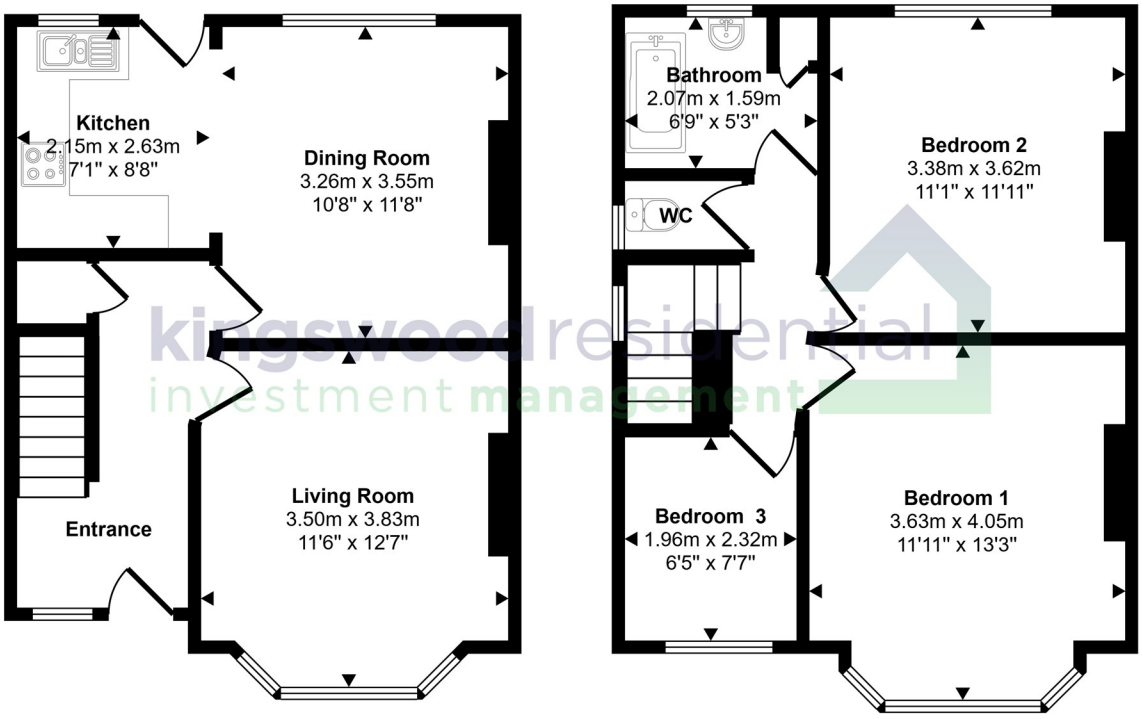


• Quiet cul-de-sac location • New flooring throughout • Shops and Schools Nearby • Easy reach of Nottingham City Centre • Council tax band = C





Approx Gross Internal Area
82 sq m / 878 sq ft

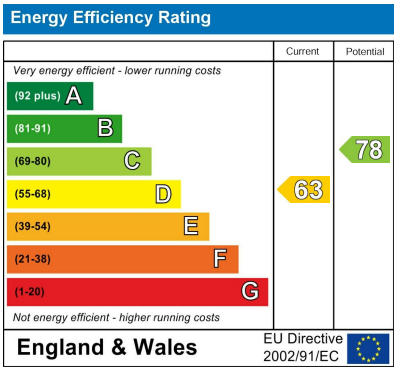


Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





EPC Rating: D Council Tax Band: C

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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