



17 HERON DRIVE NOTTINGHAM

£825 Per

A well-presented one-bedroom end-terrace house located in the popular Lenton area of Nottingham (NG7). The property comprises a spacious lounge featuring a gas fire (primary heat source), and a fitted kitchen with direct access to an enclosed rear garden. Additional benefits include off-street parking for one car and fitted kitchen appliances, including a fridge/freezer and washing machine. Situated on a modern and sought-after estate, the property is ideally located close to the University of Nottingham, Queen's Medical Centre, and Derby Road, offering excellent transport links into Nottingham city centre.



- Popular location • 360 virtual tour available • Off street parking • Modern kitchen and bathroom • Enclosed rear garden

Lounge

The entrance leads into a spacious lounge featuring a gas fire and convenient under-stair storage. The room is neutrally decorated with brown fitted carpet and benefits from a large three-pane double-glazed window with curtain rail, allowing ample natural light to fill the space.

Kitchen

The kitchen is located at the rear of the property with direct access to the rear garden. It is fitted with matching wall and base units complemented by white speckled worktops. Appliances include a single integrated oven with an electric four-ring hob, fitted chimney-style extractor hood, under-counter washing machine, and fridge/freezer. Square vinyl flooring runs throughout, and the room offers space for a small dining table, with a wooden table provided. A small wall-mounted electric radiator completes the space.

Bedroom 1

The main bedroom is situated at the front of the property and is neutrally decorated with brown fitted carpet. The room includes a storage cupboard, fitted wardrobe space, and a wall-mounted electric radiator.

Storage room

Storage room to the rear with fitted wardrobe space. Please note there is no heat source (radiator) in this room.

Bathroom

The bathroom is finished in a neutral style with a white three-piece suite comprising a panelled bath with wall-mounted electric shower, pedestal wash hand basin, and low-level WC. The walls are fully tiled in white with contrasting grey feature tiles, and the floor is finished with wood-effect vinyl flooring. The primary heat source in this room is a mains wired fan heater.

Rear garden / External

The rear garden is fully enclosed and features mature shrubbery, a small patio area, and side access to the front of the property. The front garden includes a small lawn leading up to the house and an off-road parking space.

Material information

Electricity and gas supply: Mains connection

Water and sewerage status: Mains connection

Heating and hot water status: Electric 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 = This location is outside of a groundwater flood alert area. Reservoirs = Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Any planning permission in the area:

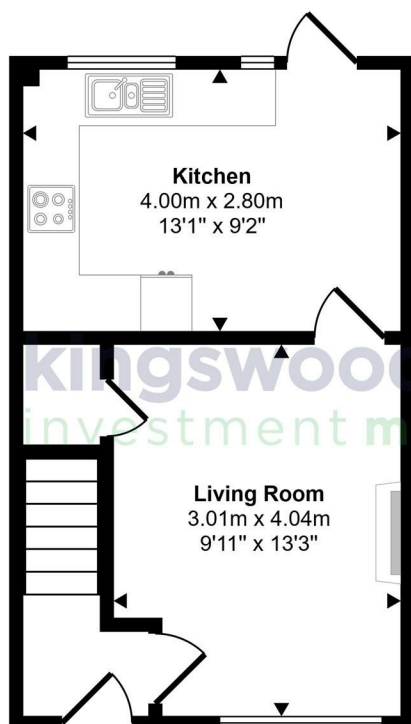
nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



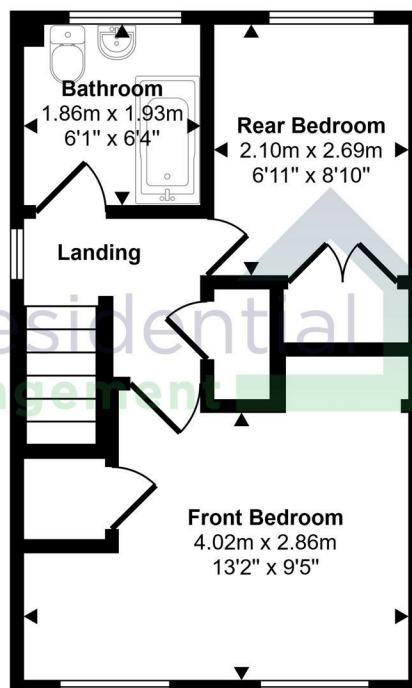
- Easy access to Nottingham City Centre • Close to QMC hospital • Close to Nottingham University • Kitchen appliances included. • Council tax band = B



Approx Gross Internal Area
57 sq m / 609 sq ft



Ground Floor
Approx 28 sq m / 301 sq ft



First Floor
Approx 29 sq m / 307 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: E Council Tax Band: B

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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