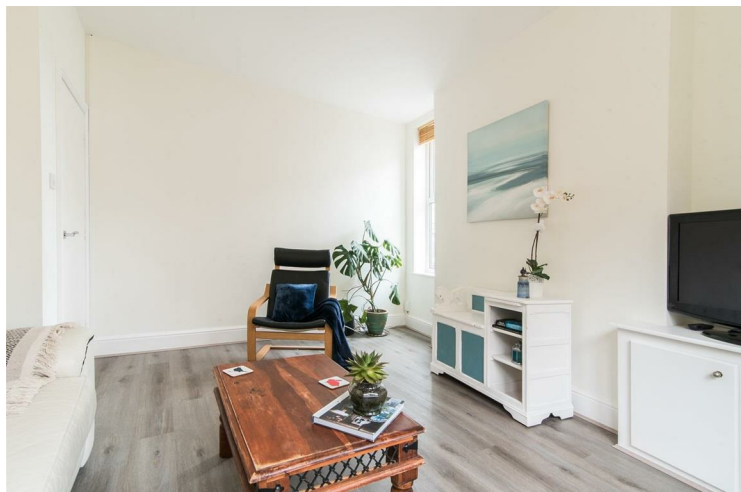




## 13 CHURCH DRIVE NOTTINGHAM

£575 PCM

**\*\*VIRTUAL VIDEO LINK AVAILABLE\*\*** Double 2nd floor bedroom for rent in a house share INCLUSIVE of all bills and Wi-Fi - AVAILABLE NOW.



- Freshly redecorated • All inclusive of bills and Wi-Fi included • Brand new bedroom furniture • Brand new carpet

### Room 6

A newly refurbished, fully furnished large room featuring a brand new double bed and mattress, bedside table, desk and chair, and wardrobe. Finished with new carpet and freshly decorated. This room is modern, clean, and move-in ready.

### Communal Area

The property comprises 6 bedrooms in total, sharing two well-maintained bathrooms, along with a fully equipped communal kitchen featuring an oven, hob, fridge/freezer, washing machine and dryer — all appliances are free to use. The house also benefits from a separate communal lounge and a rear garden, ideal for relaxing. Both shared bathrooms are spacious. One bathroom offers a large bath with separate shower unit, WC and hand basin. The second offers a large shower unit, WC and hand basin.

### Location

The house is ideally located just off Mansfield Road, a main bus route providing quick and convenient links into Nottingham City Centre, and is within walking distance of Sherwood High Street with its range of shops, cafes and amenities. A large Lidl supermarket in Carrington is less than a mile away. On-street parking is available to the front of the property.

### Relevant information

The house also benefits from UPVC double glazing and gas central heating throughout. Rent inclusive of all utility bills, internet and a regular cleaner for the communal areas.

Council Tax Band: B (Nottingham City Council, however bills are included).

EPC Rating: D (however, bills are included)

Electricity supply: mains connection.

Gas supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: radiators from gas central heating boiler.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood risk in this location: Surface water = Low. River/Sea = Very Low. Groundwater = Unlikely. Reservoirs = Unlikely.

Any planning permission in the area: see [publicaccess.nottinghamcity.gov.uk/online-applications/](http://publicaccess.nottinghamcity.gov.uk/online-applications/)

Second Floor access via stairs (no lift)



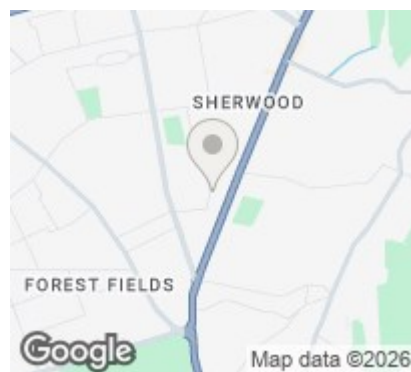
- 2nd floor double bedroom • VIRTUAL TOUR AVAILABLE • On street parking • Communal garden • Quick access into City Centre • Close to large Lidl supermarket





Total area: approx. 166.3 sq. metres (1790.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC Rating: D     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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