

310 KENBROOK ROAD NOTTINGHAM

£975 Per

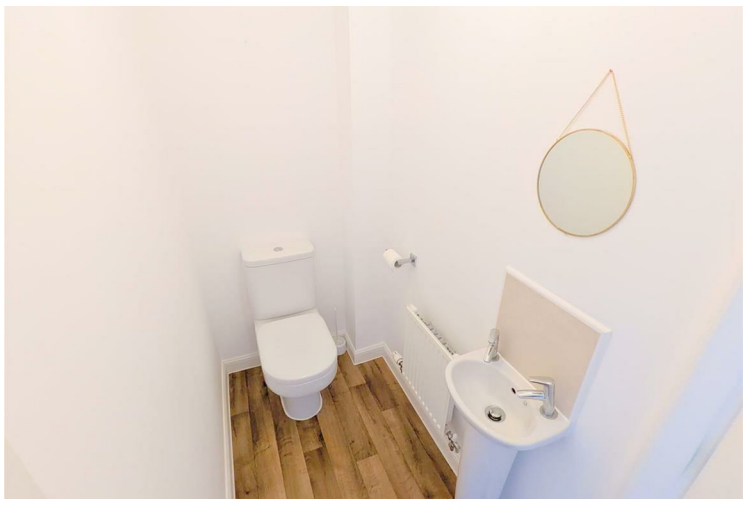
An unfurnished two bedroom town house, situated on a sought after development in Hucknall.

The property opens into a lounge, which leads through to a downstairs WC and kitchen/dining room, fitted with a range of units, an integrated gas hob, oven and extractor fan. Patio doors from the kitchen/dining area provide access to the rear spacious garden. To the first floor of the property are two double bedrooms and a bathroom to include a shower over the bath.

Located next to Hucknall town, residents will enjoy easy access to local amenities, including shops, restaurants, schools, and parks, making it an ideal location for families and individuals alike.

The area is well-connected by public transport, ensuring that Nottingham city centre and surrounding areas are within easy reach.





• Driveway • Modern kitchen and bathroom • Spacious rear garden • Two double bedrooms • Downstairs WC

Material Information

Electricity and gas supply: Mains connection.
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 = 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: Ashfield District Council
Any planning permission in the area: see planning.ashfield.gov.uk/planning-applications

Terms and Conditions

Costs to move into this property = £225 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 £1125. 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.



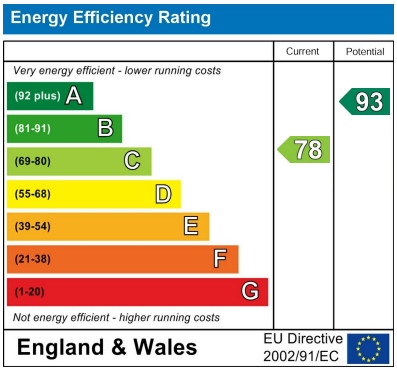


• Close to schools and local amenities • Hucknall town centre within easy reach • Walking distance to Hucknall tram station • Council tax band = A • EPC Rating = B









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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