



29 ST. CHADS ROAD NOTTINGHAM

£1,050 Per

A 3 bedroom unfurnished terraced house which has just been renovated which includes a brand new kitchen, bathroom, newly fitted flooring and re-decoration throughout the property!

The house also overlooks King Edward Park and is within walking distance of Nottingham City Centre.



- Brand new kitchen • Brand new bathroom • New flooring fitted throughout • Fully re-decorated • Walking distance to Nottingham City Centre

Entrance hallway and landing

Entrance hallway upon entry and landing at the top of the stairs.

Lounge

Front reception room with a large bay window with a curtain pole fitted above the window.

Dining room

Rear reception room with decorative feature fire place.

Kitchen

Newly fitted kitchen to include fitted units, oven, hob, extractor hood and a blind fitted to the window. Please note that the appliances within the marketing image are for illustrative purposes only and are not included, however there is plumbing and space for a washing machine, dishwasher and a fridge / freezer.

Accessed via the kitchen is also the cellar.

Garden

Low maintenance rear garden to include a patio area and stone dashed area with weed membrane fitted beneath.

Master bedroom

Spacious double master bedroom with decorative fire place.

Bedroom 2

Double bedroom with decorative fire place.

Bedroom 3

Small single bedroom with decorative fire place. Due to the size of the room and location of a chimney breast wall, this room would be best suited for a baby room, work from home space or

for storage. A standard UK single bed is 1.90 m × 0.90 m, therefore one would fit but there wouldn't be much room for other furniture.

Bathroom

Newly fitted bathroom to include a shower over the bath, sink, WC with newly fitted aqua panels.

Location

The house is located on a residential street with houses only on one side, with views of the green King Edward Park seen from the front elevation windows.

The street is permit parking for residents only, subject to fees and availability from Nottingham City Council - see nottinghamcity.gov.uk/parkingpermits.

The property is a short walk away from local amenities including a Lidl supermarket, shops and Sneinton market - offering a selection of independent shops, cafes and bars.

Nottingham City center is also within walking distance, offering a huge selection of amenities and public transport links.

Material information

Access: Property accessed via the street and there's a small step leading into the hallway.

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.



• Low maintenance rear garden • Overlooking King Edward Park • Amenities including Lidl supermarket and Sneinton market within walking distance • Council tax band = A • EPC Rating = D

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/

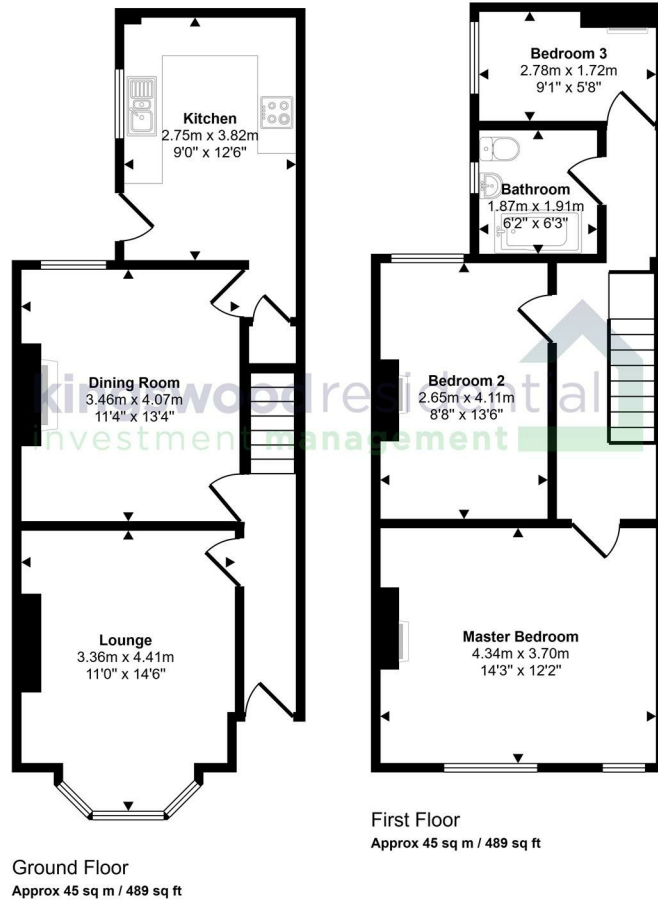
Terms and conditions

Costs to move into this property = £242. 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 £1,211. Tenancy deposit, equivalent to 5 weeks rent, being. 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.



Approx Gross Internal Area
91 sq m / 978 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		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management