



FOR SALE

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**6 WORCESTER COURT WOODSIDE DRIVE, ARNOLD,
NOTTINGHAMSHIRE NG5 7BU**

£695 PCM

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Hammond Property Services are delighted to bring to the market this bright, two bedroom, first floor maisonette in a quiet cul-de-sac location. NEWLY REDECORATED THROUGHOUT, NEW BOILER, Fully double glazed, gas central heating, rear garden and separate garage.

Entrance hall

Accessed from a staircase at the side of the property. New UPVC front door. Exposed varnished flooring.

Kitchen

With a range of wall and base units finished with white doors and brushed chrome handles, grey mottled laminated worktop and tiled splashbacks. Electric in built oven and hob. Four ringed gas hob. Plumbing for washing machine. Space for under worktop fridge, as well as space for a tall fridge freezer. UPVC double glazed window. UPVC double glazed door leading onto small balcony off the kitchen. Central heating radiator.

Lounge

Located at the front of the property. Large UPVC bay window. Central heating radiator. Feature fireplace with electric fire. Stripped and varnished exposed flooring.

Bathroom

Having modern white three piece suite, with electric shower over the bath. Part tiled walls. UPVC double glazed window. Central heating radiator.

Bedroom One

Situated at the rear of the property. Built in wardrobes. UPVC double glazed window. Central heating radiator.

Bedroom Two

Also located at the rear of the property. UPVC double glazed window. Central heating radiator.

Externally

The tenant is responsible for the maintenance of the rear garden only, which is laid mainly to lawn and having a border. The garage for the property is located in the block at the opposite end of the building.

Sorry No Pets, No Smokers

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage as outlined in the Tenancy Agreement



VIEWING APPOINTMENT

Date: _____

Time: _____

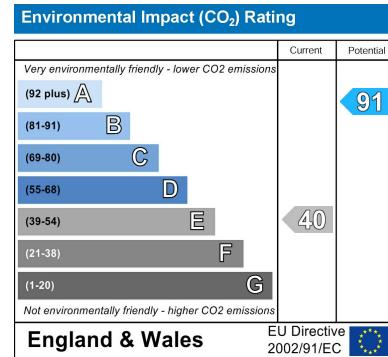
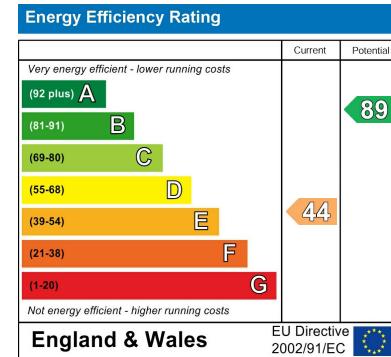
Meeting: _____



DIRECTIONAL NOTE

For Sat Nav use Post Code: **NG5 7BU**

Council Tax Band **B**



Simply visit www.hammondpropertyservices.com and click on the Quiz link to download your copy of this year's Quiz.



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

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onTheMarket.com



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BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

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Steve Pritchett

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

01949 87 86 85

Did you know that we have a Rental Department?

Are you a landlord?

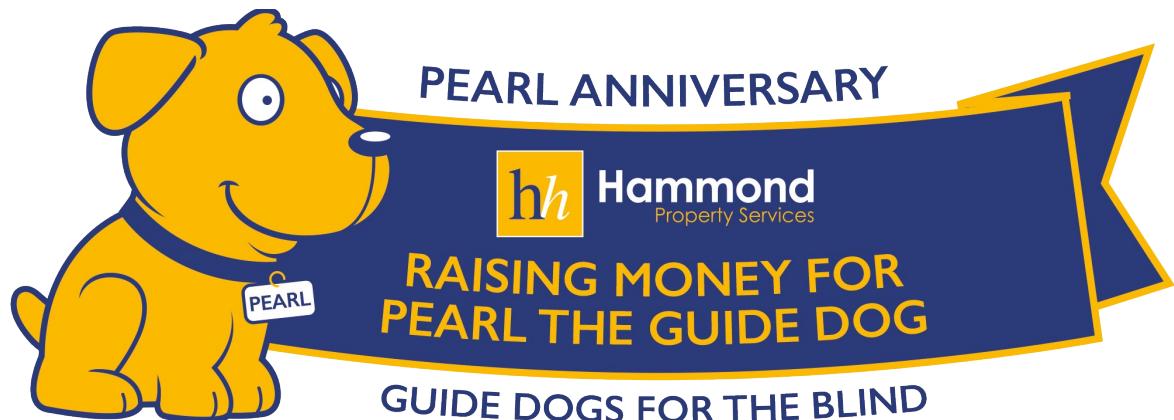
We offer two options!

FULLY MANAGED or INTRODUCTION ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!