Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



12 Edgeway, Bilborough, Nottingham, NG8 6LY

£995 Per Calendar Month

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Situated within the heart of Bilborough within easy reach of local facilities, this is a recently modernised three bedroom semi detached property which benefits from gas central heating.







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Internally the current landlord has spent considerable time and effort in the presentation of this home which in brief comprises an entrance hall with staircase leading to the first floor and lounge with access to a dining kitchen which has a double glazed door leading to the rear. Side door and useful pantry cupboard. To the first floor are three good sized bedrooms and a bathroom with shower.

Outside the property benefits from a garden to the rear of the property and to the front there is a further lawned garden and paved driveway leading to a single garage. Outside stores.

Located in the popular residential area of Bilborough, this property is conveniently positioned close to a range of local shops, schools and everyday amenities. The area also benefits from nearby leisure facilities including the Harvey Hadden Sports Village, as well as good public transport links providing easy access to Nottingham city centre and surrounding areas.

Viewing highly recommended.

ACCOMMODATION
Entering the property through double glazed front door into:

ENTRANCE HALL
With staircase leading to the first floor, double glazed window to the side elevation, radiator and understairs storage.

LOUNGE
15' x 10'11" (4.57m x 3.33m)
With double glazed window overlooking the front elevation, radiator and feature fireplace with electric pebble effect fire set within a decorative surround. Double doors opening to:

DINING KITCHEN
18'1" x 10'3" (5.51m x 3.12m)
With a range of work surface/preparation areas, wall and base cupboards, integrated electric oven, electric hob and extractor over with stainless steel splashback. There is a stainless steel sink with drainer beneath a double glazed window overlooking the rear elevation and there is appliance space, useful kitchen drawers, double glazed door to the rear elevation, further double glazed windows, radiator and space for a dining table. Access to:

WALK IN PANTRY CUPBOARD
With open shelving and double glazed window.

LOBBY
Door to side elevation.

TO THE FIRST FLOOR

LANDING
Double glazed window to the side elevation and useful storage cupboard with boiler providing domestic hot water and central heating.

FRONT BEDROOM ONE
12' x 13'2" (3.66m x 4.01m)
With double glazed window to the front elevation and radiator.

BEDROOM TWO
12'7" x 10'4" (3.84m x 3.15m)
With double glazed window to the rear elevation, radiator and useful storage cupboard.

BEDROOM THREE
8' x 9' (2.44m x 2.74m)
(Maximum measurement to include the bulk head over the stairs)
With double glazed window to the front elevation, radiator and large storage cupboards which incorporates the bulk head over the stairs, limiting some of the floor area within the room.

BATHROOM
5'7" x 6' (1.70m x 1.83m)
With low level WC, wash hand basin with storage cupboard beneath, bath with shower over the bath, extractor fan and heated towel rail.

OUTSIDE

Outside the property benefits from a garden to the rear which has been laid for ease of maintenance including a patio area.

To the front elevation there is a lawn garden and block paved driveway leading to the side of the house where there is a garage with double doors. Useful outbuildings

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

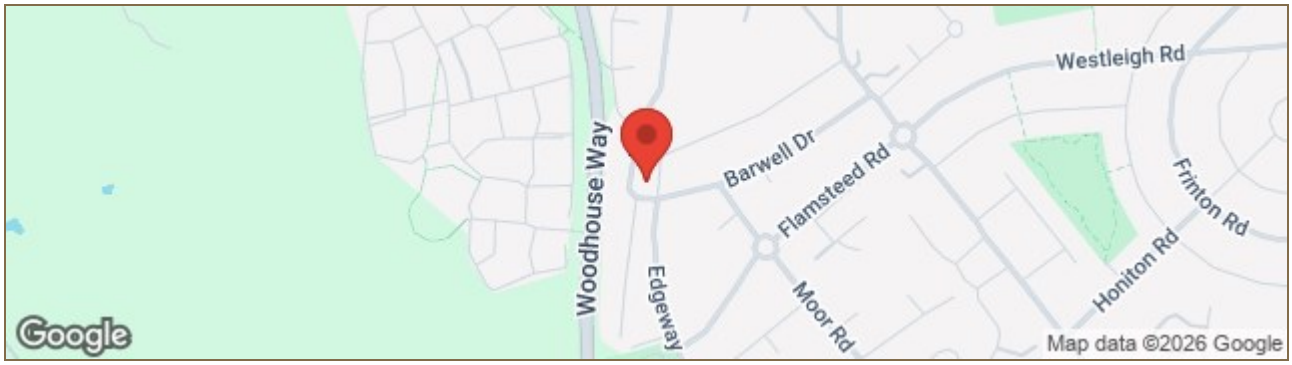








Road Map

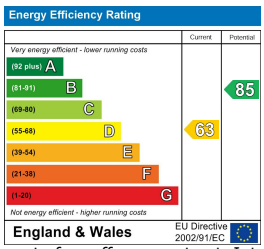


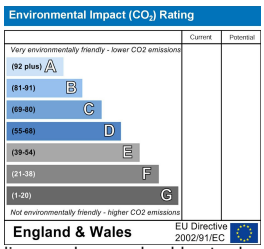
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
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