



£995 Monthly

Campbell Drive

Terraced House | 3 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- 1 Bathroom
- 5 Weeks Deposit
- Available Immediately
- Available immediately and long term
- Bath with electric shower
- Central Heating
- Entrance off the street
- Family home and rear garden
- Freshly Redecorated
- Front and back gardens

Property Description

This traditional semi-detached 3 bed property, offers a spacious lounge diner, modern fitted kitchen and large enclosed rear garden. The bathroom is fitted with a bath and over bath electric shower, and a separate WC. On street Parking. Available immediately.

Main Particulars

This traditional semi-detached 3 bed property, offers a spacious lounge diner, modern fitted kitchen and large enclosed rear garden. The bathroom is fitted with a bath and over bath electric shower, and a separate WC.

The property offers plenty of space for families, couples and singles alike and has the potential to add your own stamp in terms of decor. With gas central heating and double glazing, the house is move in ready.

Close to local shops including a large Tesco and within easy access to Carlton, Mapperley Top and Netherfield Retail park. On nearby bus routes NCT Lilac Line busses 24, 25, 25B, 26, 26A, 26B and 27, and Nottingham Minibus N73.

Victoria Retail Park is within easy access.

- Council Tax Band B

Nearby Places of Education:

- All Hallows CofE Primary School

- The Carlton Infant Academy

- The Carlton Junior Academy

- The Carlton Academy

*Please enquire with any schools for their catchment area.

Nearby:

Carlton Hill Recreation Ground

Church of the Sacred Heart

King George V Recreation Ground

Gedling Southbank FC

We have been informed that the following cellular providers service this area. EE, Vodafone, Three and O2. Please always check with your cellular provider before making any decision.

We have been informed that the following broadband providers service this area. BT and Sky. Please always check with your broadband provider before making any decision.

Gas and Electricity are Pay As You Go. This is supplied by E Energy.

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

www.normangalloway.co.uk

Once the Landlord has agreed to accept your application (subject to references and contract) we will ask for a holding deposit equating to one week's rent.

Upon successfully passing the referencing stage of the application, the holding deposit paid will count towards the total balance of rent and deposit owed before the tenancy start date. You risk losing your deposit in the event that;

>Decide not to rent the property

>Misled the landlord or the agent

>Fail a right to rent or immigration check

The agent/landlord has to write to you within 7 days explaining why they are keeping the holding deposit.

We expect that all checks, payments and signatures are completed within 15 days from the date that you have paid your holding deposit. As all signatures are completed online, we feel that this timescale is fair and reasonable.

Paying your holding deposit does not secure the property at this stage - it essentially shows that you are serious and that you are going to the next stage of the application, which is the formal reference checks. You have 15 days from when you pay a holding deposit to enter into a tenancy agreement. This is called the deadline for the agreement.

It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 7 students for example, that will require 14 people to be reference-checked, and 14 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone's else's holding deposit at risk.

We would urge you to contact us at your earliest convenience if there is anything concerning you or if you have questions.

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.

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It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 2 adults and 2 guarantors for example, that will require 4 people to be reference-checked, and 4 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone else's holding deposit at risk.

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DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation 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

Norman Galloway Sales & Lettings are registered with:

* Property Redress, with reference: PRS01969.

* Information Commissioners' Office, with reference: ZA251605

* Client Money Protect, with reference: CMP002689

Council Tax Band: B (Gedling Borough Council)

Deposit: £1,148

Holding Deposit: £229

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

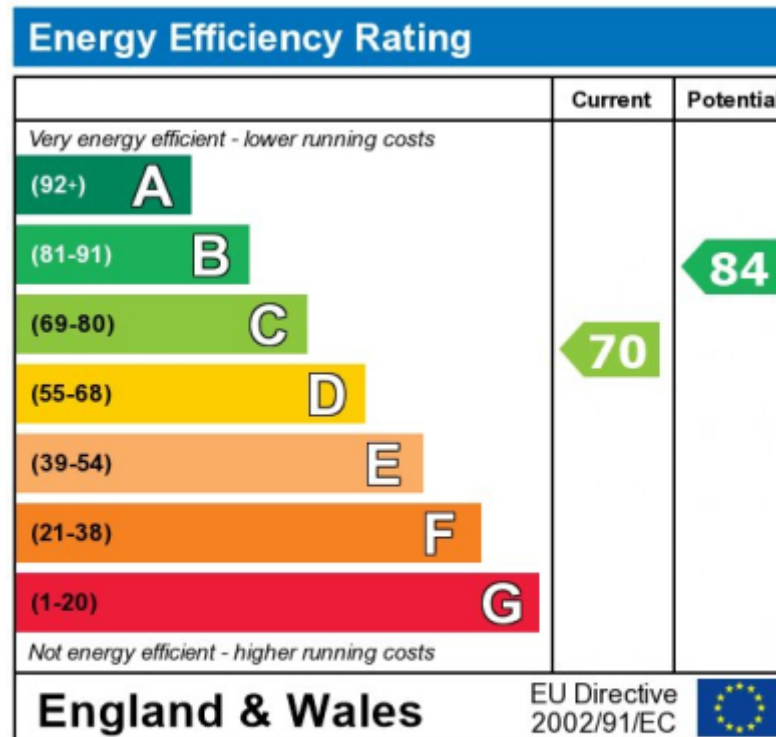
Bedroom 1

w: 4.15m x l: 3.2m (w: 13' 8" x l: 10' 6")

Bedroom 2 w: 2.01m x l: 3.21m (w: 6' 7" x l: 10' 6")

Bedroom 3 w: 2.15m x l: 3.17m (w: 7' x l: 10' 5")





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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