



£875 Monthly

Kentwood Road, Nottingham

Terraced House | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- 1 Bathroom
- 2 Bedrooms
- Basement
- Double Bedroom
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Full Bathroom Suite
- Garden
- Good transport links

Property Description

This well-located home in Sneinton offers easy access to shops, parks, schools, and transport links. Close to local markets and Nottingham Station, it's ideal for professionals or families seeking convenient, connected city living. With amenities close by, it provides comfort in a vibrant community.

Main Particulars

Located on Kentwood Road in Sneinton, this charming 2-bedroom terraced home offers a comfortable and practical living space in a vibrant and well-connected neighbourhood. Ideal for professionals, small families, or students, the property is positioned within a thriving community with a wide range of amenities close by.

Residents benefit from easy access to local shops, cafés, takeaways, and services along Sneinton Dale, Carlton Road, and Colwick Road. The popular Sneinton Market Avenues-a hub for independent traders, food stalls, and creative businesses-is also within easy reach, providing a lively spot for shopping and socialising.

For fresh produce, St Ann's Market operates every Tuesday morning, offering a range of weekly essentials.

Schools

Nearby educational institutions include*:

Windmill L.E.A.D. Academy

Edale Rise Primary & Nursery School

Sneinton St Stephen's CofE Primary School

Nottingham Academy

The Nottingham Emmanuel School

Rushcliffe Spencer Academy

Nottingham College

Nottingham Trent University

University of Nottingham

*Please enquire with schools directly regarding admissions criteria.

Places of Worship:

Local places of worship include:

St Ann with Emmanuel (Anglican)

Jamia Masjid Sultania on Sneinton Dale (Mosque)

Hindu Temple & Community Centre on Carlton Road

Transport & Connectivity

Commuting is simple thanks to excellent transport links:

Nottingham Station is approximately 1.7 km away, offering regular rail services.

Frequent bus routes operate along Colwick Road, Sneinton Dale, and Carlton Road, providing easy access to the city centre and surrounding areas.

Nearby bus routes include:

Red 44 - City Centre Gedling (via Sneinton & Netherfield)

Lilac 24 - City Centre Victoria Retail Park

Lilac 25 - City Centre Arnold (via Sneinton, Mapperley, Daybrook)

Cycling routes also connect Sneinton directly with the city centre and neighbouring districts.

Leisure & Local Attractions

Close by are several parks, cultural attractions, and leisure facilities:

Colwick Woods - woodland walks and scenic viewpoints

Colwick Country Park - lakes, open spaces, and water activities

Green's Windmill & Science Centre - historic mill and family-friendly science centre

Sneinton Market Avenues - events, artisan stalls, and independent traders

Victoria Leisure Centre - swimming pool, gym, and fitness classes

Holme Pierrepont Country Park - National Water Sports Centre and outdoor activities

The landlord is looking for a long-term let.

Don't miss the chance to make this welcoming house your new home. Contact us today to arrange a viewing!

Local Authority: Nottingham City Council

Council Tax Band: A

Please note: The property is currently tenanted. Same-day viewings may not be available. Viewings are conducted as Block Viewings, and an application form will be required to show legitimate interest. You can access our form here: ngforms.co.uk/lettingapplication.

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

www.normangalloway.co.uk

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.

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 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.

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

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: A (Nottingham City Council)

Deposit: £1,009

Holding Deposit: £201

Parking options: On Street

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Entrance/Hallway w: 0.88m x l: 3.85m (w: 2' 11" x l: 12' 8")

Welcoming hallway with dark wooden flooring and crisp white walls, leading to the living room on the right, dining room further along, and stairs straight ahead.

Living room w: 3.35m x l: 3.42m (w: 11' x l: 11' 3")

Cosy and inviting with a decorative green feature wall, carpeted flooring, and large windows flooding the room with natural light - perfect for relaxing or entertaining.

Dining Room w: 3.02m x l: 3.64m (w: 9' 11" x l: 11' 11")

Bright and spacious, featuring dark wooden flooring and a subtle light grey feature wall. Ample space for a dining table, with a smooth flow through to the kitchen.

Kitchen w: 2.43m x l: 4.2m (w: 8' x l: 13' 9")

Modern fitted kitchen with light brown worktops, sleek units, and wood-effect flooring. White tiled splashbacks and natural light from the window create a fresh, contemporary feel.

FIRST FLOOR: w: 1.59m x l: 3.65m (w: 5' 3" x l: 12')

Light and airy hallway with grey carpeting and white walls, providing access to the bathroom and both bedrooms.

Bathroom w: 2.37m x l: 3.06m (w: 7' 9" x l: 10')

Contemporary bathroom with a separate bath and shower, fully tiled walls, and a large window allowing plenty of natural light and ventilation.

Bedroom 1 w: 3.39m x l: 4.36m (w: 11' 1" x l: 14' 4")

Generous double bedroom with bright white walls, lots of natural light, and plenty of space for furniture.

Bedroom 2 w: 2.3m x l: 3.69m (w: 7' 7" x l: 12' 1")

Well-proportioned second bedroom with bright white walls and ample natural light, ideal for a guest room, home office, or child's room.

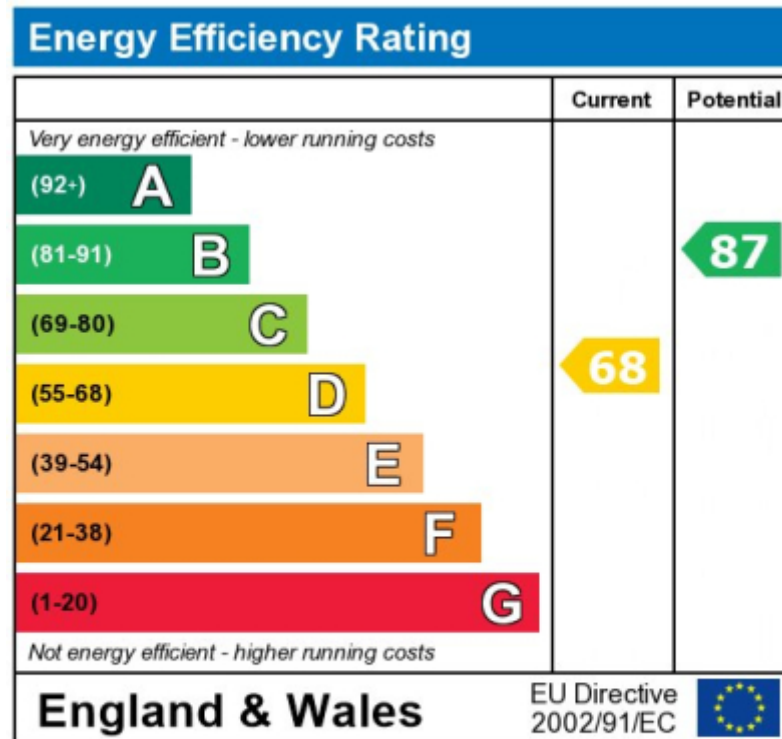




Kentwood Road
NG2 - Nottingham City Center
Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



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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