



£850 Monthly

Chelmsford Road, Nottingham

Terraced House | 2 Bedrooms | 1 Bathroom

0115 697 28 29

NORMAN GALLOWAY  
Gallimore House | Delivering Results

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# Step Inside

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## Key Features

- Available immediately and long term
- Central Heating
- Double Glazing
- Family home and rear garden
- Fitted Bathroom
- Fitted Kitchen
- Good experienced landlords
- Good experienced managers
- Good transport links
- Large Bedroom

## Property Description

This TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE comprises of; LIVING ROOM, KITCHEN, UTILITY ROOM, FAMILY BATHROOM, and LOW MAINTENANCE ENCLOSED REAR GARDEN with DECKED AREA!

## Main Particulars

Superb traditional 2-bed terraced house recently refurbished throughout. With Aldi just at the top of the road and within easy access to A6514, A610, A611, and AWARD-WINNING PUBLIC TRANSPORT SYSTEM, also within CLOSE PROXIMITY to AMPLE AMENITIES!

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](http://ngforms.co.uk/lettingapplication).

Contact Us:

0115 697 2829

[contact@ngalloway.co.uk](mailto:contact@ngalloway.co.uk)

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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: £1,038

Holding Deposit: £207

Parking options: On Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

**Lounge** w: 3.72m x l: 3.47m (w: 12' 2" x l: 11' 5")

The lounge is newly painted white and has a gray fitted carpet. There is a double glazed window and gas radiator. The gas fire will be removed by the landlord ASAP and the chimney breast plastered.

**Kitchen** w: 3.14m x l: 3.47m (w: 10' 4" x l: 11' 5")

The kitchen is complete with base and high-level units with plenty of worktop space and storage. The sink is stainless steel and has a mixer tap. There is a gas radiator

and build in; oven, gas hob, and cooker hood. There's plenty of space for a table.

**Utility** w: 4.1m x l: 6.4m (w: 13' 5" x l: 21' )

This space houses the boiler and has plumbing for a washing machine

**Bathroom** w: 6m x l: 6.5m (w: 19' 8" x l: 21' 4")

With a white bath, sink, and toilet and over bath electric shower. Grey modern decore and a large double glazed frosted window.

**Bedroom 1** w: 3.47m x l: 6.35m (w: 11' 5" x l: 20' 10")

With fitted grey carpet, white walls and double glazed window with views to the front. Gas radiator.

**Bedroom 2** w: 2.47m x l: 3.16m (w: 8' 1" x l: 10' 4")

White walls, grey carpet, double glazed window to the rear aspect of the house. Large built-in storage. Gas radiator

#### **Garden**

This is a very low maintenance rear private garden with raised decking and access to the side of the house for dustbins.

Perfect for children or adults alike.

#### **Viewings**

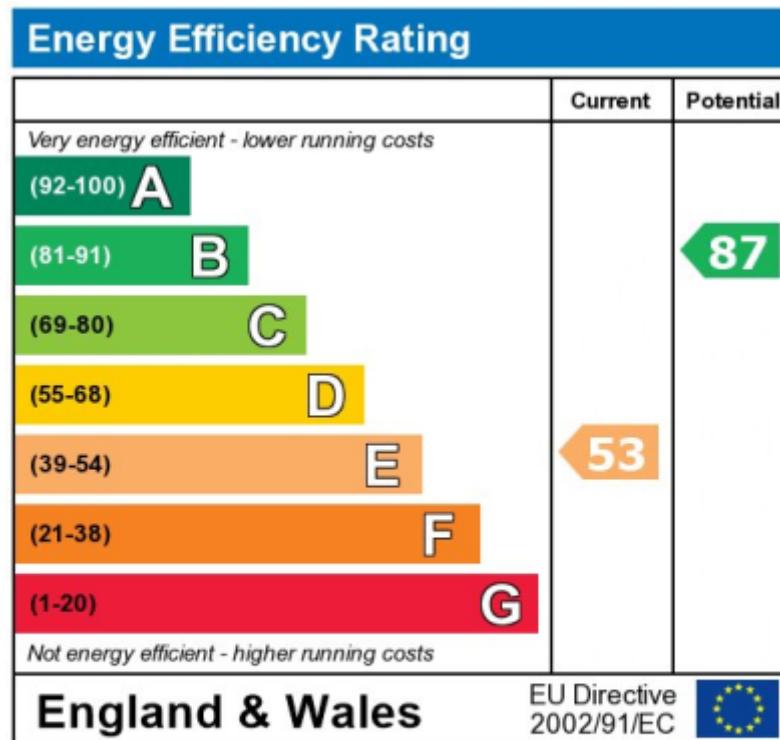
PLEASE NOTE:

WE WILL NEED TO KNOW HOW THIS PROPERTY IS AFFORDABLE TO YOU PRIOR TO TAKING ANY APPLICATIONS FORWARD.

PLEASE DO NOT RESPOND TO THE AD WITH "INTERESTED" OR "WANT A VIEWING" INSTEAD PLEASE TELL US ABOUT YOUR CIRCUMSTANCES, EG FAMILY OF 3 ETC, COUPLE ETC AND HOW YOU WILL AFFORD THE RENT PCM plus utilities and Council Tax.

Measurements: The room sizes are approximate and are only intended as a guide to the size of the property. We would advise you to verify any measurements that you may require.





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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