



£1,300 Monthly

Shelford Road, Nottingham

Detached House | 3 Bedrooms | 2 Bathrooms

0115 697 28 29



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NORMAN GALLOWAY

Customer Focused Delivering Results

Step Inside

Key Features

- 3 Bedrooms
- Available Immediately
- Available immediately and long term
- Bills not included
- Central Heating
- Conservatory
- Double Glazing
- Ensuite Bathroom
- Fitted Bathroom
- Huge fully fitted wardrobe and storage

Property Description

This 3 bedroomed house is perfect for a family to settle in. There are strong transport links to Nottingham City Centre.

Main Particulars

This property is a large, detached house in Mapperley. Recently refurbished, with an impressive C rating on EPC. There is a Solar Thermal feature, aiding in the hot water generation.

It hosts plenty of space, with a lounge and a conservatory, meaning that you can pick and choose your living area.

On the ground floor, there are three double bedrooms, including the master bedroom, and one bathroom. There is an integrated wardrobe in the master bedroom, meaning that storage issues should not be of concern.

The lower ground floor hosts the lounge, kitchen and conservatory, as well as access to the garden.

The conservatory has electrical sockets and gas heating throughout.

The enclosed, private garden is wonderful for a socialite, ideal for low maintenance and quiet for those who want to retreat to solitude. Should you be reading a book, grabbing a glass of your favourite beverage, or hosting a BBQ, there is plenty of versatility. The beautiful views will put you at ease as you can gaze across Nottingham, benefiting from living at the highest point of Nottingham.

The property is within walking distance* of:

- Westdale Preschool and Infant School
- Westdale Junior School
- Carlton Digby School (Special Needs)
- Stanhope School

There are also direct bus links on both the 60 and 25 NCT to the city centre, and a short 5 minute walk to the bus stop.

There is space for approximately 3 cars on the drive, making the short drive to Mapperley Top even easier. If you don't have the time to visit Mapperley Top, there is a convenient Co-Op store a three minute walk away.

There are also plenty of green areas, such as playgrounds and parks, within walking and transport distance, such as Mapperley Golf Park and Gedling County Park

*Disclaimer: schools stated are considered to be within walking distance, however, Norman Galloway Sales and Lettings advise that you contact the schools direct or the local authority to ascertain their admission arrangements.

Contact Us:

0115 697 2829

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: C (Gedling Borough Council)

Deposit: £1,500

Holding Deposit: £300

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Entrance hall w: 4.64m x l: 2.8m (w: 15' 3" x l: 9' 2")

Hall w: 1.68m x l: 3.07m (w: 5' 6" x l: 10' 1")

Master bedroom w: 4.39m x l: 3.11m (w: 14' 5" x l: 10' 2")

Bedroom 2 w: 3.64m x l: 3.09m (w: 11' 11" x l: 10' 2")

Bedroom 3 w: 2.14m x l: 3.08m (w: 7' x l: 10' 1")

Bathroom w: 3.58m x l: 2.8m (w: 11' 9" x l: 9' 2")

Lower Ground Floor

Lounge w: 4.37m x l: 3.55m (w: 14' 4" x l: 11' 8")

Kitchen w: 1.98m x l: 4.58m (w: 6' 6" x l: 15')

Conservatory w: 2.67m x l: 6.53m (w: 8' 9" x l: 21' 5")

Garden

Hallway



Bathroom

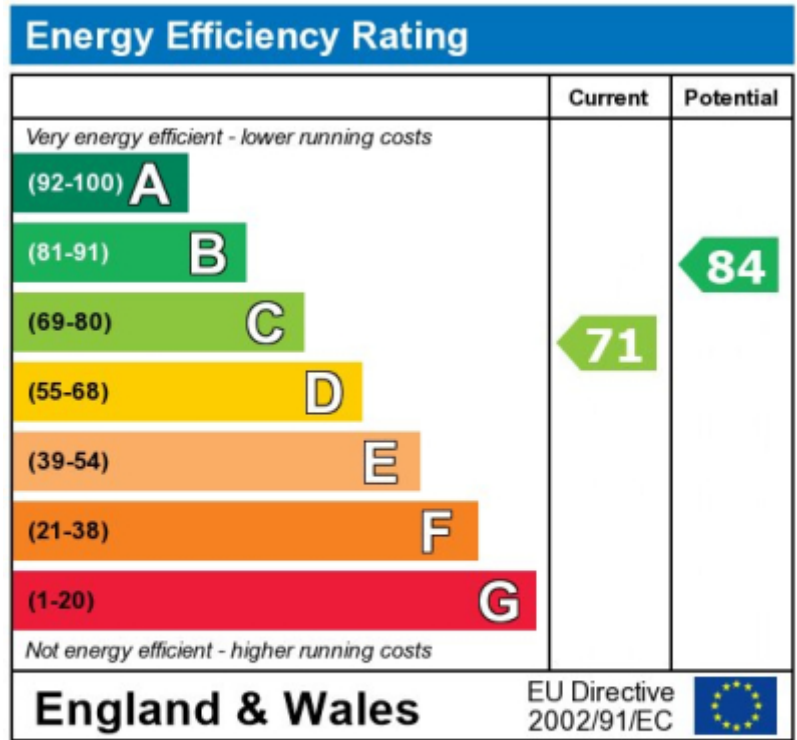


Bathroom



Bathroom





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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