

61 RAGDALE ROAD
NOTTINGHAM

£1,075 Per

Well-presented 3 bedroom semi-detached house, freshly decorated throughout and benefiting from a newly fitted modern bathroom complete with a separate shower and bathtub.

Upon entering the property, you are welcomed by two spacious reception rooms, an open plan kitchen fitted with a range of units, fridge/freezer and electric hob and oven. (The fridge/freezer is not maintained by the landlord)

The property benefits form a downstairs WC and a conservatory with pleasant views over the rear garden. The spacious enclosed garden is well maintained lawn, decking area and useful outdoor storage.

The second floor comprises two spacious double bedrooms and a brand-new, modern bathroom.





• Driveway • Brand new carpets • Downstairs WC and utility room • 2 reception rooms downstairs • 3 double bedrooms

Material Information

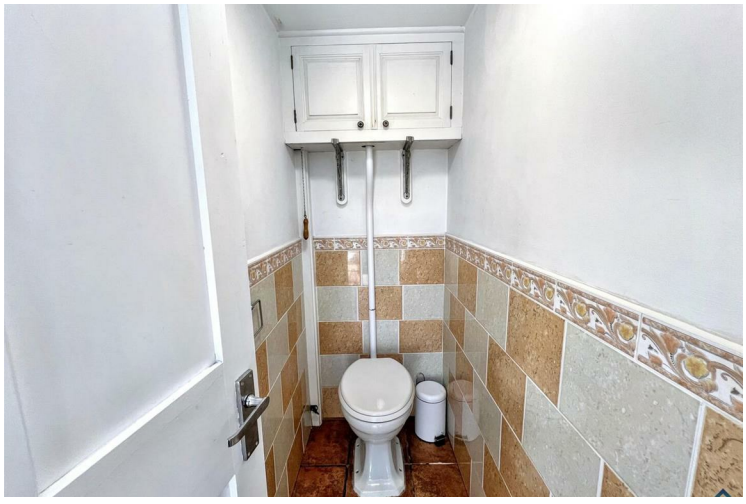
Access: Internal stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler.
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Very Low
River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = Unlikely in this area.
Coal mining area location: located on a coalfield.
Council: Nottingham City Council.
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Terms and Conditions

Costs to move into this property = £248 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1240, First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



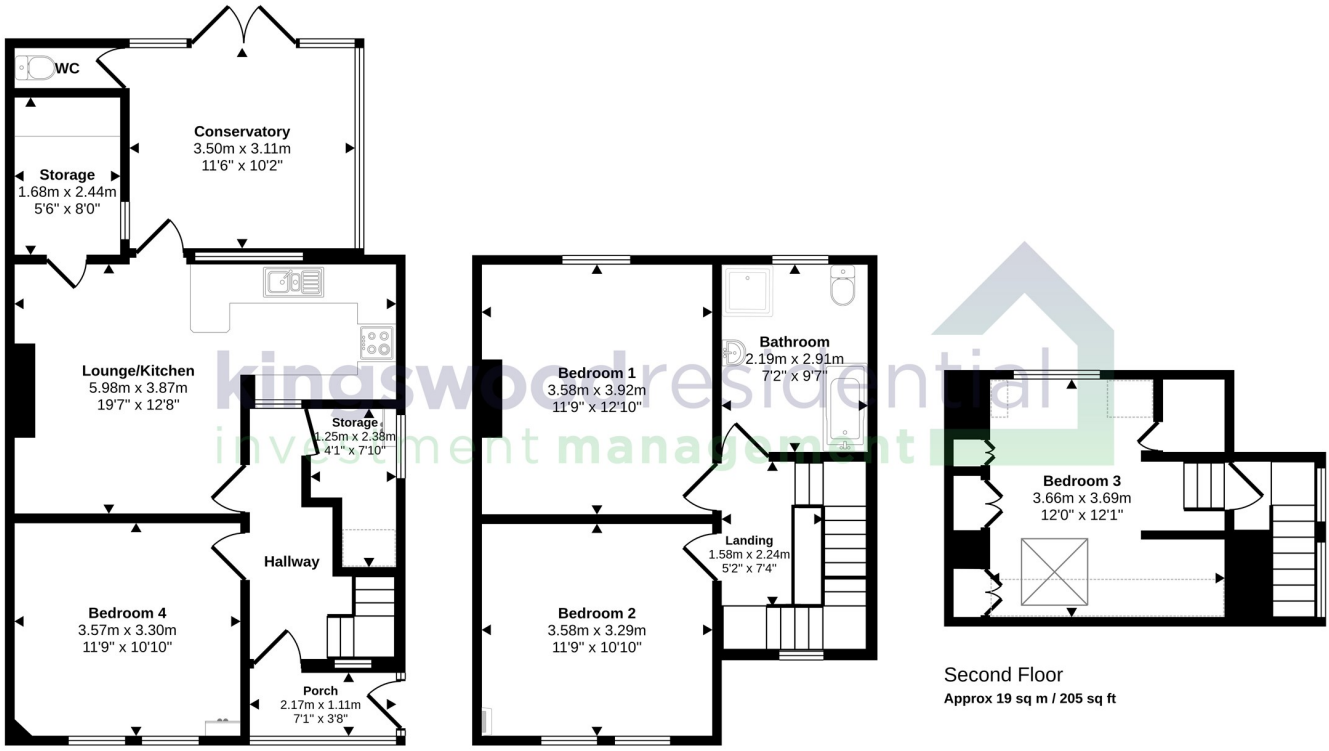


• Rear garden with outbuildings • Gas central heating & double glazed windows • Close to schools and amenities • Walking distance to Bulwell town centre • Council tax band = B





Approx Gross Internal Area
121 sq m / 1307 sq ft



Ground Floor
Approx 62 sq m / 665 sq ft

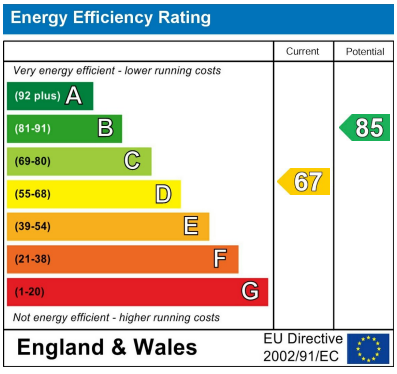
First Floor
Approx 41 sq m / 436 sq ft

Second Floor
Approx 19 sq m / 205 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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