



181 Tamworth Road, Nottingham NG10 1DH

£425 Per Month



IPS
ESTATES

Welcome to this charming property located on Tamworth Road in the delightful area of Long Eaton, Nottingham. This cozy room offers a comfortable living space perfect for a single occupant.

Situated within a shared accommodation, this double bedroom provides a peaceful retreat for those looking for a place to call home. The convenience of having all bills inclusive ensures a hassle-free living experience, allowing you to relax and enjoy your new abode without any additional worries.

Ideal for those seeking a simple yet convenient living arrangement, this property offers a great opportunity to reside in a well-connected area with easy access to local amenities and transport links. Don't miss out on the chance to make this lovely room your own and experience the comfort and ease it has to offer.

Communal Lounge

Laminated flooring with wall mounted radiator. TV, two and three seater sofa, coffee table, floor lamp and ceiling light fitting. Selection of decorative wall art. UPVC double glazed windows to rear and side elevation.

Communal Kitchen

Tiled floor with wall mounted radiator. Range of modern wood effect base and eye level units and drawers with dark roll top surfaces and cream tiled splashbacks. Integrated oven with 4 ring hob and extractor, microwave, kettle & toaster. Stainless steel sink with drainer and mixer tap. UPVC double glazed window to side elevation.

Communal Utility Room

Tiled flooring with door to rear outdoor space and UPVC double glazed window to side elevation. Modern wood effect base unit with dark roll top surface and cream splashback tiles. Large fridge freezer & washer/drier.

First Floor Shared Bathroom

Cream tiled floor with wall mounted heated towel rail. UPVC double glazed window to front elevation. Three piece bathroom suite comprising with a white low level toilet with seat and lid, pedestal hand wash basin with taps, beige tiled white bath with mixer shower taps and

glass shower screen. Wall mounted bathroom cabinet and circular flush ceiling light fitting.

Room One

Beige carpet, UPVC double glazed window with roller blind to front elevation. Wall mounted radiator. Double bed with headboard and mattress protector, double wardrobe, three drawer chest and a bedside cabinet.

Outside Space

Large communal outdoor space, fully enclosed with double gates to front. Storage for waste bins and washing line.

MOVE IN COST - First months rent £425 PCM

BOND £200

Council Tax Band - Included

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.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

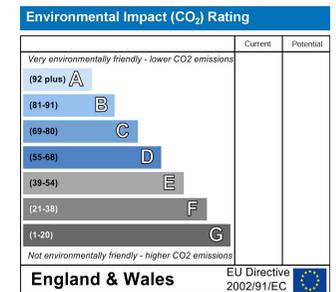
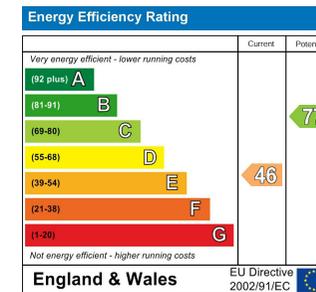
(2) These particulars do not constitute part or all of an offer or contract.

(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.



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