



11 ALBERT STREET
BOTSFORD, NOTTINGHAM, NG13 0AJ

£895 Per month
Part furnished

A well presented three bedroom Edwardian semi detached residence situated in the sought after village of Bottesford in the Vale of Belvoir. The property benefits from new flooring and decoration throughout, gas central heating, character features such as picture rails and high ceilings and uPVC sash windows. Outside there is gravelled off road parking, a single garage and lawned rear garden with patio. The services of a gardener are included. The village of Bottesford is a thriving village situated close to Grantham and within commuting distance of Nottingham.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Cross over the A52 Bottesford bypass and proceed into the village. Turn left at the T-junction into High Street. Albert Street is the second road on the right-hand side and the property can be found approximately 100 yard along on the left.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with understairs cupboard, karndeian flooring, radiator and walk in cupboard with plumbing for washing machine and wall mounted gas fired combi boiler.

LOUNGE

12'1 x 12'1 max

with flame effect electric fire as set in marble fireplace and a radiator.

DINING ROOM

12'1 x 12

with flame effect electric fire as set in tiled fireplace, karndeian flooring, built-in cupboard and a radiator.

KITCHEN

12 x 7'10

With a range of eye and base shaker style units, laminate walnut effect wooden work tops, stainless steel sink, integrated dishwasher, integrated electric oven, integrated electric induction hob, extractor fan, integrated fridge freezer, radiator, tiled splashbacks, karndeian flooring and door to back garden.

STAIRCASE AND FIRST FLOOR LANDING

leading to:-

FRONT DOUBLE BEDROOM

19'1 x 12'1 max

with feature cast iron fireplace and a radiator.

SIDE DOUBLE BEDROOM

12'1 x 12'1 max

with window to rear, radiator, original cast iron fire grate, range of fitted wardrobes, door and steps leading down to:-

REAR DOUBLE BEDROOM

12'1 x 8'1 max

with a radiator.

BATHROOM

with white suite comprising bath, shower cubicle, wash basin and w.c. tiled splash backs and newly tiled floor and a radiator.

OUTSIDE

Lawned garden and patio to rear with mature shrubs.

Gravelled drive leading to garage.

Garden store and w.c..

Off road parking for up to 3 cars.

PETS

STRICTLY NO PETS

FURNISHINGS

Please note that this property is to let PART FURNISHED which generally means carpets and curtains only.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to Â£50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

VIEWINGS

Strictly by appointment.



TERMS

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,030
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
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EPC: This property
has an Energy
Performance Rating.
A copy is available
upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	