



**36 Corbiere Avenue, Watnall, Nottingham,
Nottinghamshire NG16 1JR**

£950 pcm

Tel: 0115 9680268



- Parking and Garage
- Dining Kitchen
- Downstairs Cloakroom
- Beautiful Family Home
- Desired Location
- 3 Bedrooms

An exceptionally well presented beautiful family home

This property is on a Private Road in Watnall and has three bedroom, two doubles with fitted wardrobes and one single bedroom. The bathroom has a modern white bathroom suite with shower cubicle (no bath).

Downstairs the lounge is very spacious with wooden floor. The Dining/Kitchen has a fully fitted kitchen with built in fridge and freezer, gas hob, electric oven and granite worktops. There is also a downstairs w/c

The enclosed rear garden is well presented and maintained with large patio area, lawned area and mature shrubs including garden shed.

The driveway is for two cars and has a garage with electrics.

Small pets acceptable with an extra £10 per month

Council Tax Band: B (Broxtowe Borough Council)

Deposit: £1,096

Holding Deposit: £219.23













Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88	(92-100) A		87
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	75		(55-68) D	75	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		

Viewing by appointment only
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