



59 Victoria Road, Sherwood, NG5 2NE
£1,200 Per Calendar Month

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59 Victoria Road, Sherwood, Nottingham, NG5 2NE

- Refurbished throughout
- Double glazing
- Popular location
- Two bedrooms
- Gas central heating
- Newly fitted kitchen

Refurbished throughout this two bedroom property is ready to move in to, with the added bonus of a cleaner and gardener included in the rent*.

£1,200 Per Calendar Month



Overview

*Please note that the rent includes a fortnightly cleaner and a periodic visits from a gardener (with suitable notice).

The property comprises -

Entrance Hallway

With part glazed UPVC door and new carpet.

Lounge

Having radiator, meter cupboard, new carpet and UPVC double glazed bay window with new shutters.



Kitchen Diner

To the rear of the property with a range of new off-white shaker style wall and base units including an integrated dishwasher, washer dryer, fridge and freezer, electric oven, ceramic hob, stainless steel extractor hood and wood effect worktop. Two UPVC double glazed windows with Roman blinds, tiled floor, under stair storage cupboard and part glazed door leading to the back garden.

Stairs & Landing

With new carpet.

Bedroom 1

To the front with radiator, good sized cupboard over the stairs (1.29m x 0.86m), UPVC double glazed window with Roman blind and new carpet.

Bedroom 2

To the rear with radiator, UPVC double glazed window with Roman blind and new carpet.

Bathroom

Fully tiled with a modern white suite incorporating a vanity unit and shower over the bath with glass screen. Large ladder style towel radiator, tiled floor and UPVC opaque double glazed window.

Outside

Small area to the front. Rear garden with patio, lawn mature shrubs and pedestrian access.

Material Information

DEPOSIT - £1380.00. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited against the security deposit when acceptable references are completed.

AVAILABLE - Long term.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - EDF Energy.

WATER SUPPLIER - Severn Trent Water.







COUNCIL TAX - Band A - Nottingham City Council.
BROADBAND AVAILABILITY -
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL / COVERAGE -
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - Not available.

FLOOD RISK - Very low.

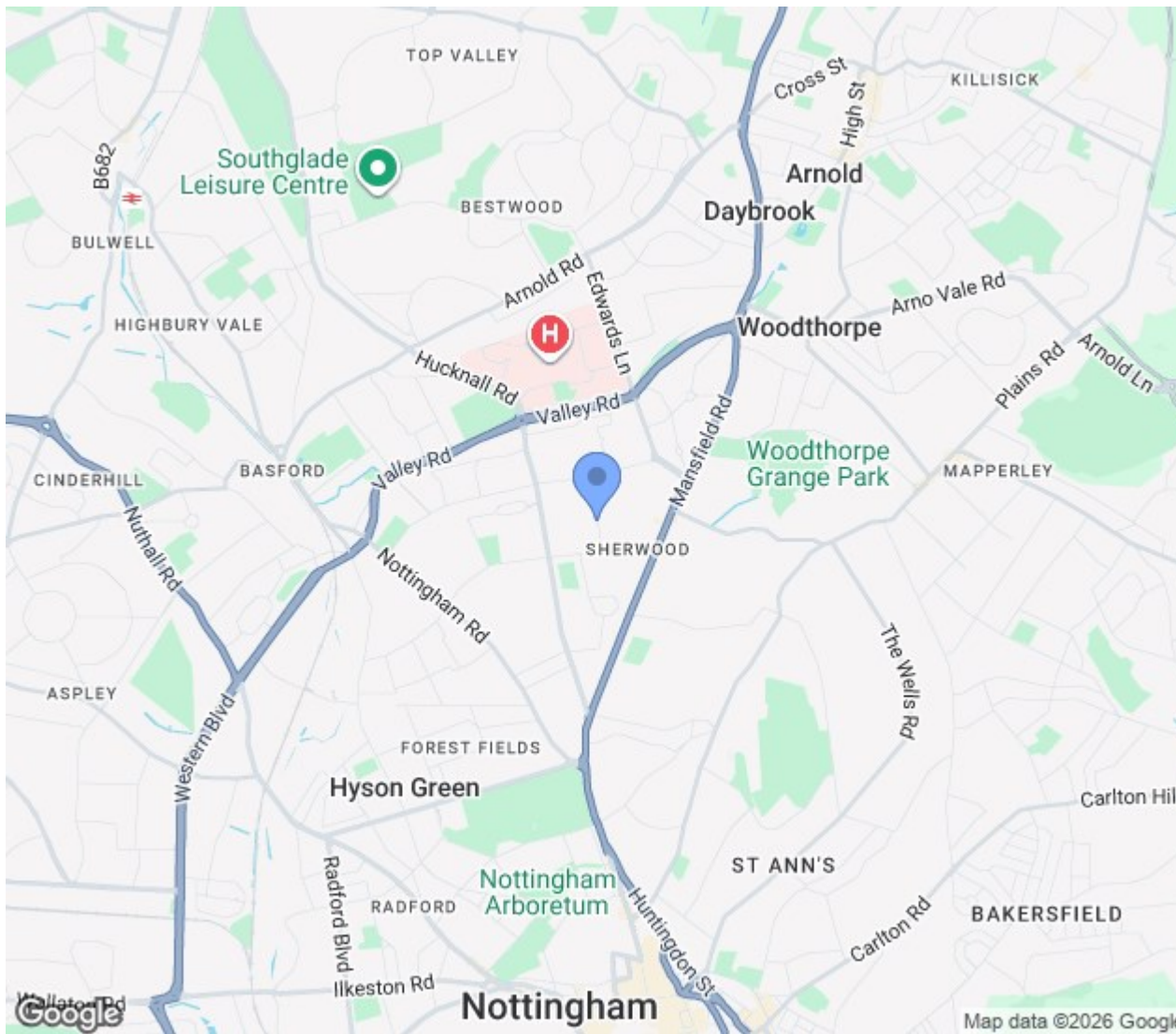
ACCESS AND SAFETY INFORMATION - Level access.

*Please note that the rent includes a fortnightly cleaner and a periodic visits from a gardener (with suitable notice).

References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please contact us on
0115 953 6644 or
lettings@marriotts.net
should you wish to arrange
to view this property
or if you require any
further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of a tenancy agreement. Measurements are approximate.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Credit checks and tenant screening - if your application is successful, subject to contract, Marriotts will ask you to complete a credit check, along with employment and previous landlord references, along with a Right to Rent check.

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