



264 Gordon Road, Thorneywood, NG3 2LE
£1,075 Per Calendar Month



Marriotts



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- Three bedrooms
- Gas central heating
- Parking
- Great location
- Double glazing
- Well presented

Approximately three years old this property is well presented throughout and gives easy access to the city centre.



Overview

Approximately three years old, this modern property comprises -

Dining Kitchen

Fitted with a range of gloss wall and base units including an electric oven, extractor hood and gas hob. Under stair storage, tiled floor, radiator, UPVC double glazed window with blinds, front door and stairs to the first floor.

Cloakroom

With oak door, white vanity suite, radiator and fully tiled.

Lounge

To the rear of the property with grey plank effect laminate flooring, radiator, UPVC double glazed window and French doors with blinds.

Stairs & Landing

Bedroom 1

To the rear with grey carpet, radiator and two UPVC double glazed windows with blinds.

Bedroom 2

To the front with grey carpet, radiator and UPVC double glazed window with blinds.

Bedroom 3

Also to the front with grey carpet, radiator and UPVC double glazed window with blinds.

Bathroom

Fully tiled, having a modern white suite including a vanity unit, separate shower cubicle with electric shower and radiator.

Outside

Communal parking to the front and a private low maintenance rear garden.

Material Information

DEPOSIT - £1240.00.

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - The landlord will be managing the property.

UTILITIES - Mains electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Utility Warehouse.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Nottingham City Council.

B R O A D B A N D A V A I L A B I L I T Y -
<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.

M O B I L E S I G N A L / C O V E R A G E -
<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.

ACCESS AND SAFETY INFORMATION - Sloping access





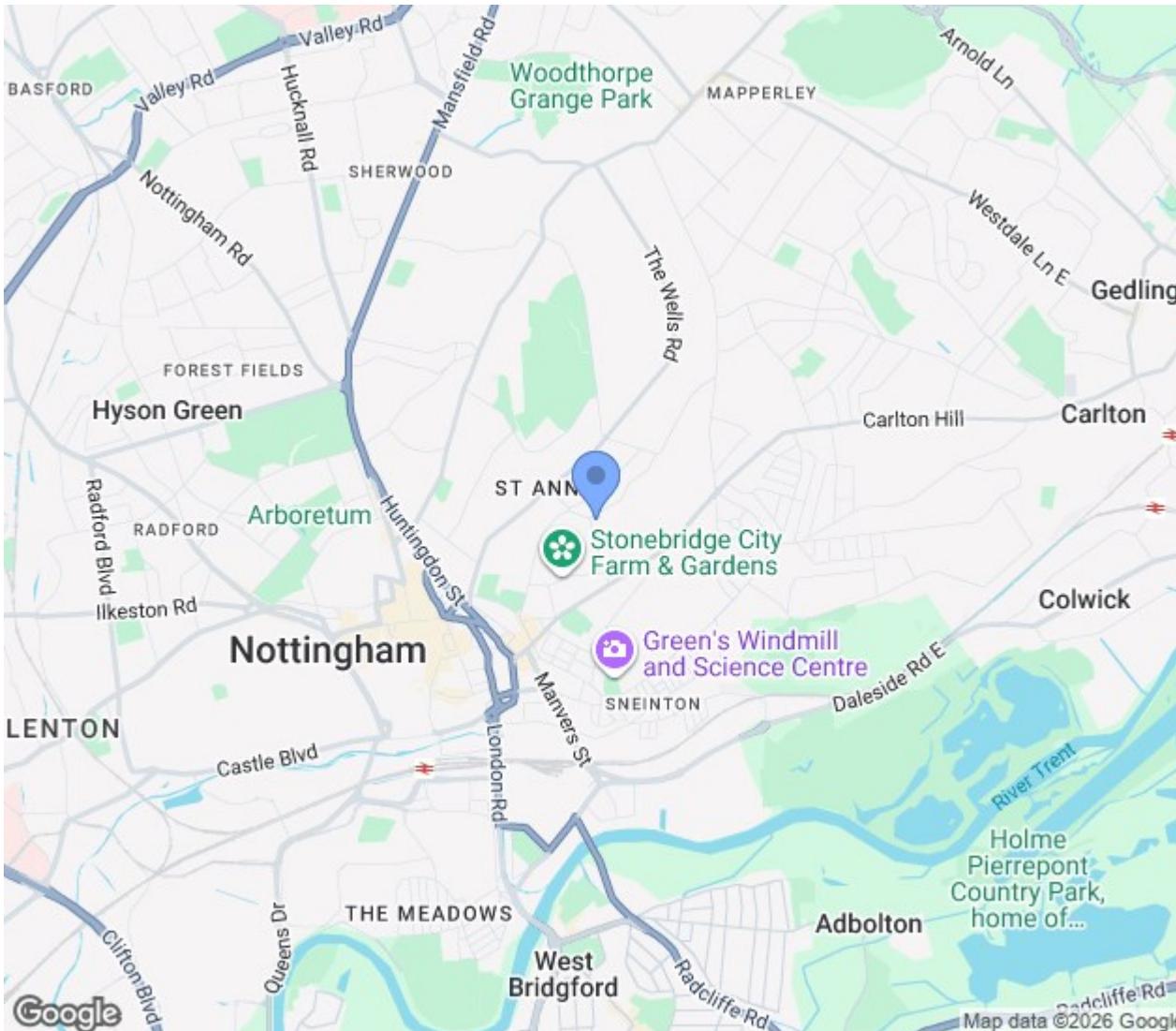


to the front. Level garden to the rear.

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	97
(81-91)	B	84
(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

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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