



18 Deabill Street, Netherfield, NG4 2HW  
£850 Per Month



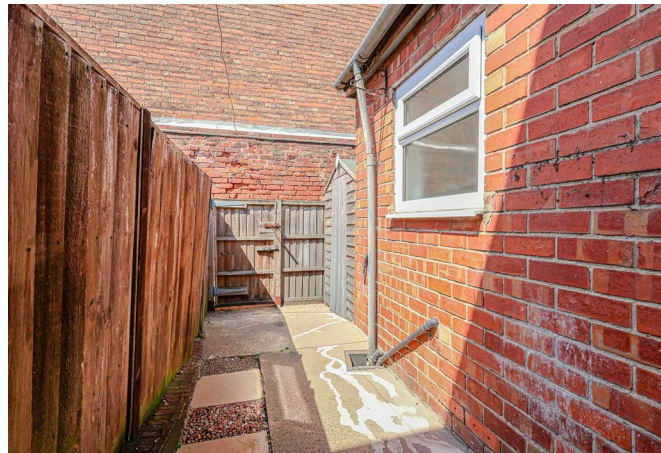
Marriotts



# 18 Deabill Street, Netherfield, Nottingham, NG4 2HW

- Refurbished!
- Modern fitted kitchen
- Gas c/heating & Dble glazing
- Great location close to amenities
- New floorings
- New bathroom
- Rear yard with shed

**AVAILABLE NOW!** This two bedroom property has been refurbished to include a new bathroom, full redecoration and new floorings. Viewing is a must!



**£850 Per Month**



## Overview

The property comprises -

## Lounge

With UPVC double glazed window and door, decorative fireplace, radiator and new grey carpet.

## Kitchen

Having a range of cream wall and base units, new electric oven and halogen hob, extractor hood, UPVC double glazed window, tiled flooring, new worktops, space for washing machine and fridge freezer. Stairs to the first floor.

## Lobby

With new Karndean flooring, radiator and UPVC double glazed door.

## Bathroom

Having a new white suite incorporating a shower over the bath, towel radiator, UPVC double glazed window and new Karndean flooring.

## Bedroom 1

To the front of the property with radiator, UPVC double glazed window and new grey carpet.

## Bedroom 2

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

## Outside

An enclosed rear yard with a shed.

## Material Information

DEPOSIT - £980. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - Long term

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

FLOOD RISK: Low.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Gedling Borough Council -Band A.

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.

ACCESS AND SAFETY INFORMATION - Level access.

References and credit checks are mandatory. It is



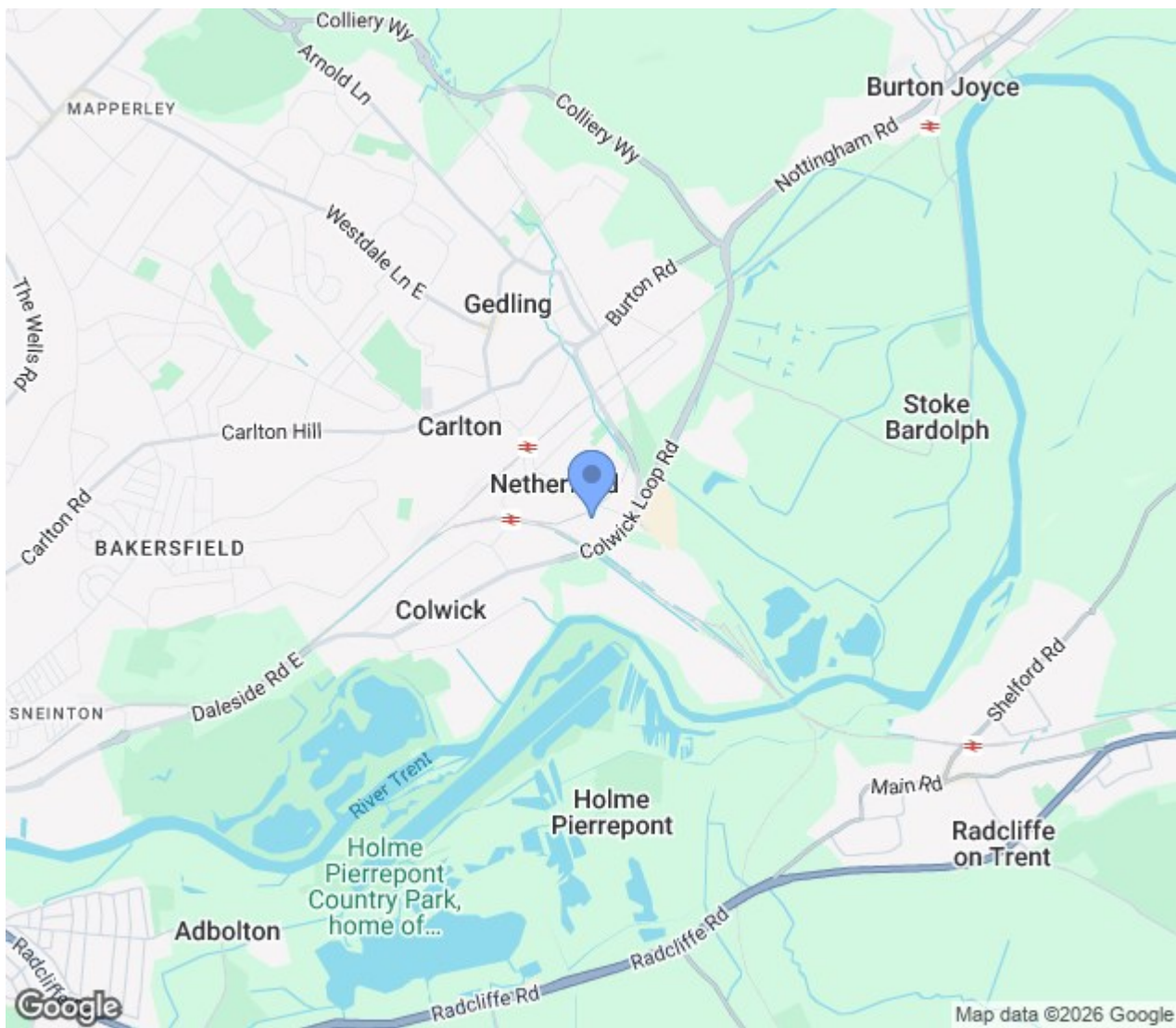




important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.







| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         | <b>90</b>                                                                                                   |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         | <b>68</b>                                                                                                   |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| <b>England &amp; Wales</b>                  |         | 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.