



9 Viyella Mews, Hucknall, NG15 7NP  
£850 Per Calendar Month



Marriotts





# 9 Viyella Mews Hucknall, NG15 7NP

- Modern house
- Gas central heating
- Private rear garden
- Cul de sac location
- Ample parking on drive
- UPVC double glazing

This modern end-terrace house offers a delightful blend of comfort and convenience. Built in 2000, the property boasts a contemporary design that is both stylish and functional, making it an ideal choice for a single person, small family, or those looking to downsize.

Upon entering, you are welcomed into a small lobby opening into the kitchen, a spacious reception room that provides a warm and inviting atmosphere. The property features two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your needs with modern fixtures and fittings.

One of the standout features of this property is the parking space, accommodating up to two vehicles, which is a rare find in many urban settings. This added convenience ensures that you will never have to worry about parking availability.

The location of Viyella Mews is particularly appealing, with easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are commuting to Nottingham city centre or enjoying the local parks and shops, this home provides the perfect base for a balanced lifestyle.

In summary, this end-terrace house in Hucknall is a wonderful opportunity for those seeking a modern, low-maintenance home in a friendly community. With its appealing features and prime location, it is sure to attract interest from a variety of renters. Do not miss the chance to make this lovely property your own.



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## Overview

The accommodation comprises:-

### Entrance hallway

Part glazed front door into entrance hallway.

### Kitchen

To the front elevation with a range of fitted wall and base units, gas combination central heating boiler, integrated electric oven and gas hob.

### Living room

To the rear elevation with radiator, UPVC french doors opening on to the garden and stairs up to the first floor.

### Bedroom 1

To the rear elevation with built in wardrobe, radiator and UPVC window.



## Bedroom 2

To the front elevation with built in wardrobe, radiator and UPVC window.

## Bathroom

With white suite and shower over bath.

## Outside

To the rear is a good sized garden with patio, lawned area and shrubs. There is parking for two cars to the side.

## Material Information

RESTRICTIONS -

DEPOSIT - £980.00.

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Ashfield District 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.

ACCESS AND SAFETY INFORMATION - Level access to front and rear.

References and credit checks will be required.







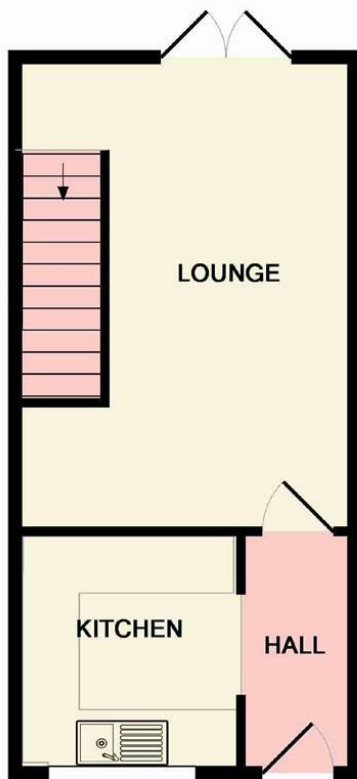




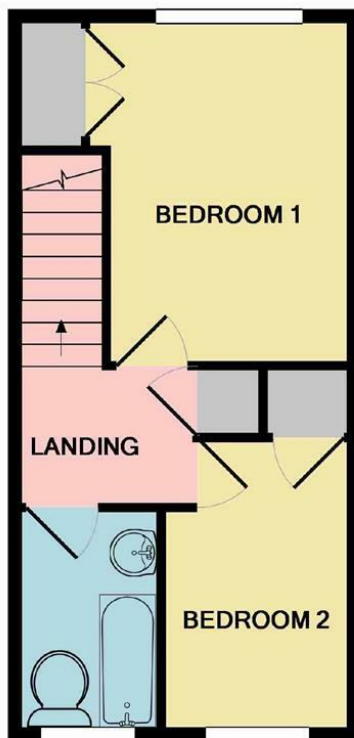








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.  
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. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.  
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).