



4 Wilford Avenue, Bingham, NG13 7AP
£1,500 Per Calendar Month



Marriotts



4 Wilford Avenue, Bingham, Nottingham, NG13 7AP

- Three, story semi detached house
- First floor living room and master bedroom en suite
- Electric car charging point
- Ground floor dining kitchen, study and cloak room
- Two second floor bedrooms and bathroom
- Parking for two cars

A well presented three storey property with parking for two cars. Viewing is a must!

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Entrance Hall

With a double-glazed composite front entrance door. Double cloaks cupboard housing the Ideal logic combination gas boiler and RCD board. Tiled floor continuing through to the kitchen diner and downstairs toilet, stairs to the first floor landing, radiator and door to the study.

Study

UPVC double-glazed front window and radiator.

Downstairs Toilet

Corner pedestal wash basin with tiled splashback, dual flush toilet, radiator and extractor fan.

Kitchen Diner

The kitchen area has a range of units with gloss grey doors and concealed work surface downlights, worktops with matching upstands and an inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of an integrated electric brushed steel oven, four-ring, ceramic hob and brushed steel extractor with glass splashback. Integrated fridge freezer, dishwasher, and washing machine. The dining area has an understair cupboard, radiator, TV area point, corner LED downlights, two ceiling light points, and UPVC double glazed double doors leading out to the rear garden.



First Floor Landing

Radiator, stairs to the second floor and doors to both the living room and bedroom one.

Living Room

UPVC double-glazed front window, radiator and media plate with corner LED downlights.

Bedroom 1

Two built-in double wardrobes with mirror doors. TV aerial point. UPVC double-glazed rear window and radiator.

En-suite

Large walk-in shower cubicle which is fully tiled with an electric shower, a pedestal wash basin, a dual flush toilet, half tiled to the remaining walls, and patterned tile effect vinyl flooring. Radiator, electric shaver point, LED downloads, extractor fan, and UPVC double-glazed. side window.

Second Floor Landing

Radiator, loft access, and doors to both bedrooms and bathroom.

Bedroom 2

Built-in three-door wardrobe. Large rear skylight with fitted blackout blind and radiator.

Bedroom 3

Built-in over stairs, shelved cupboard. UPVC double-glazed dormer window to the front and radiator.

Bathroom

A white suite with grey tiled walls and contrasting floor covering. Bath with folding glass screen and chrome mains shower with full-height tiling, dual-flush toilet and pedestal wash basin. Radiator, LED downlights, extractor and UPVC double glazed side window.

Outside

To the front, there is parking for two cars, along with an electric car charging point and a side gated access. To the rear is a small paved patio/seating area and lawn, and at the end of the garden, a further large full-width, paved patio with a metal frame gazebo with sides blinds/screen

Material Information

DEPOSIT - £1730. 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 - Now, long term.

MINIMUM TENANCY TERM - 12 months.







MANAGEMENT OF TENANCY - Marriotts will be managing the property.

FLOOD RISK: Very low.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - TBC

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band D - Rushcliffe Borough Council.

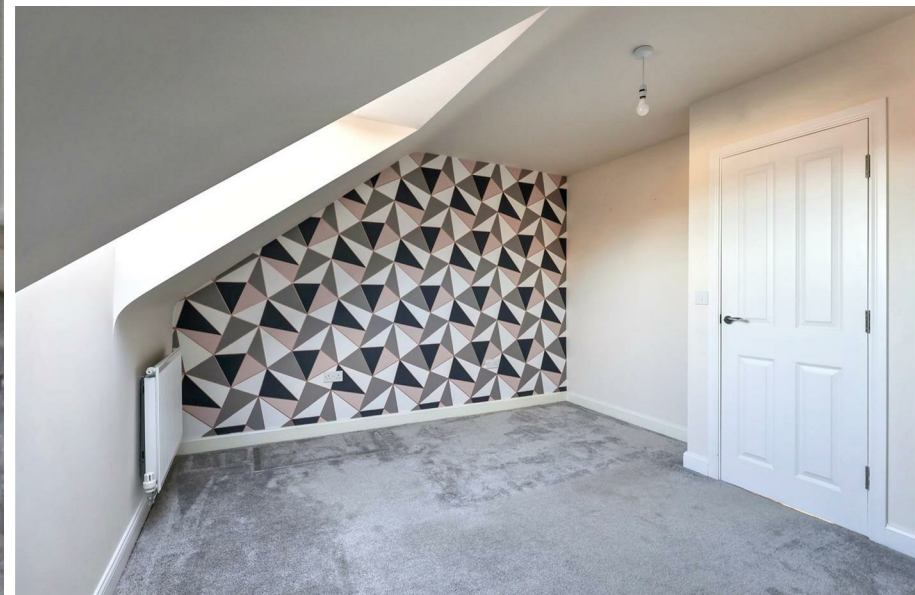
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

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.

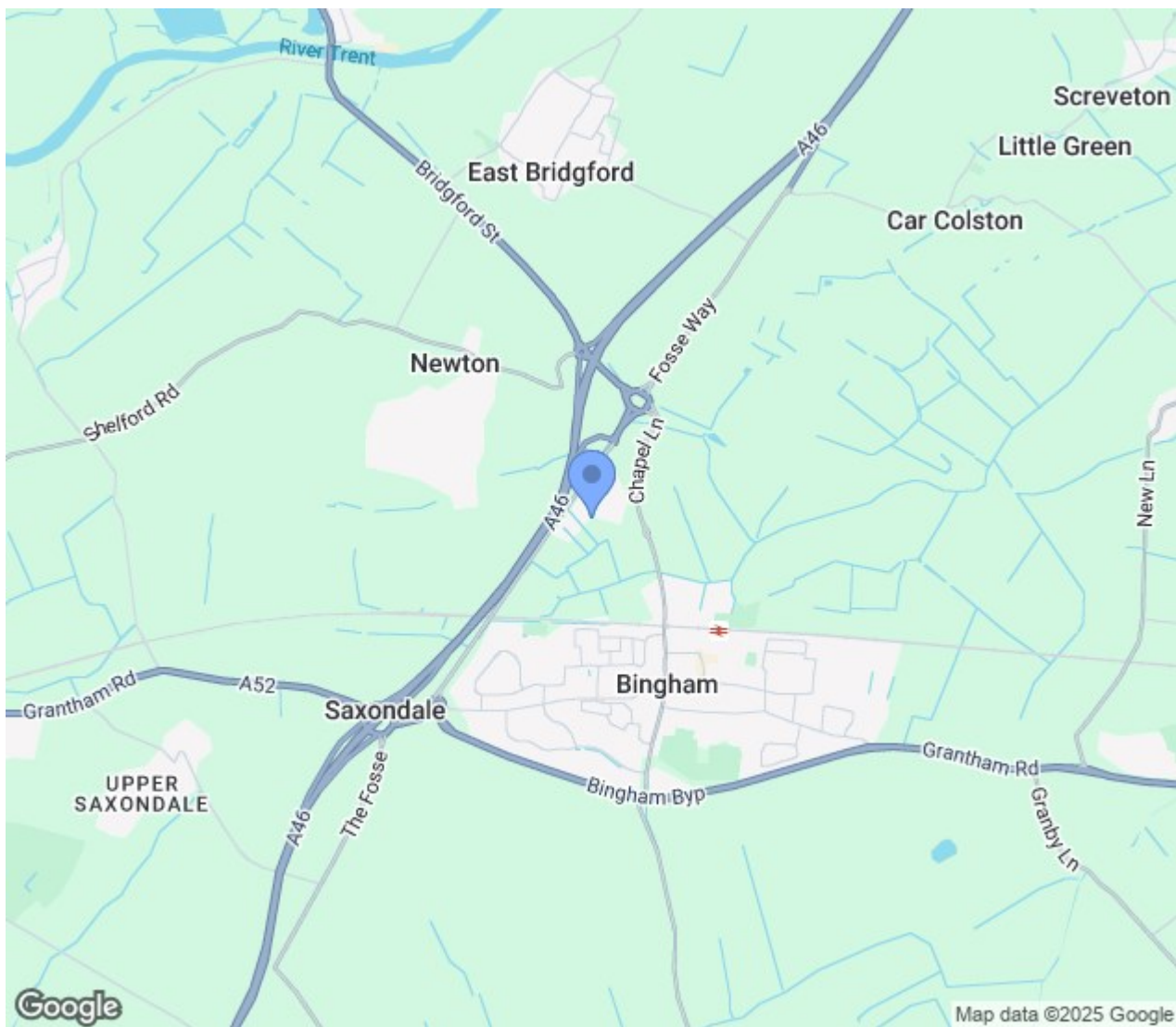
ELECTRIC CAR CHARGER POINT - Available.

ACCESS AND SAFETY INFORMATION - Level access front and rear.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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.