



95 Howbeck Road, Arnold, NG5 8QA
£900 Per Calendar Month

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95 Howbeck Road Arnold, NG5 8QA

- Detached garage
- Enclosed rear garden
- Popular residential location
- Gas central heating
- Two bedroom house
- Modern fitted kitchen

This lovely well-presented TWO BEDROOM house with a low maintenance GARDEN is located in an extremely popular residential area close to local amenities and bus services. The property is neutrally decorated throughout with a modern fitted kitchen! Available long term, **MUST BE SEEN!**



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Overview

Entrance Hall

With cupboard housing meters and fuse board, stairs to first floor

Living Room

With fireplace, gas fire, radiator and UPVC bow window to the front.

Kitchen/Dining Room

Fitted with a good range of light wood units, integrated electric oven and gas hob, extractor over, space for other appliances, door to rear garden.

Stairs & Landing

Cupboard housing the boiler.

Bedroom 1

With large built in wardrobe, radiator, UPVC double glazed window and outlook to the front

Bedroom 2

To the rear with radiator and UPVC double glazed window.

Bathroom

Having a modern white suite comprising of bath with electric shower over, toilet, and basin,

Outside

Lawned front garden and an enclosed low maintenance paved rear garden and garage.

Material Information

DEPOSIT - £1035. 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 - Early April, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

FLOOD RISK: None.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Gedling 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.

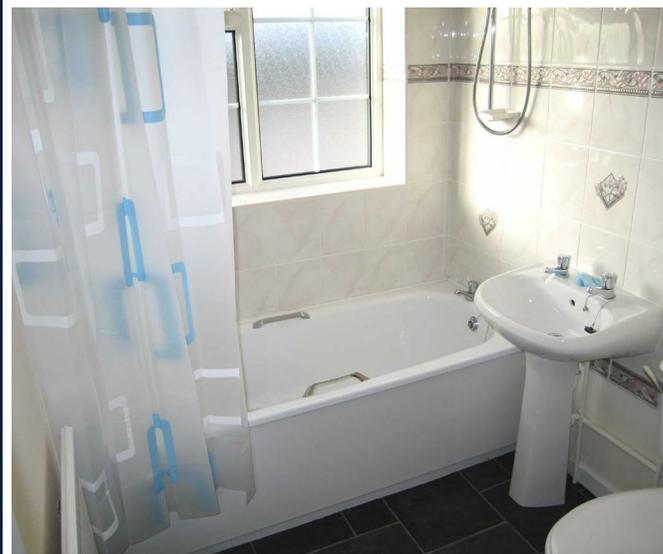
MOBILE SIGNAL / COVERAGE - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - Not available.

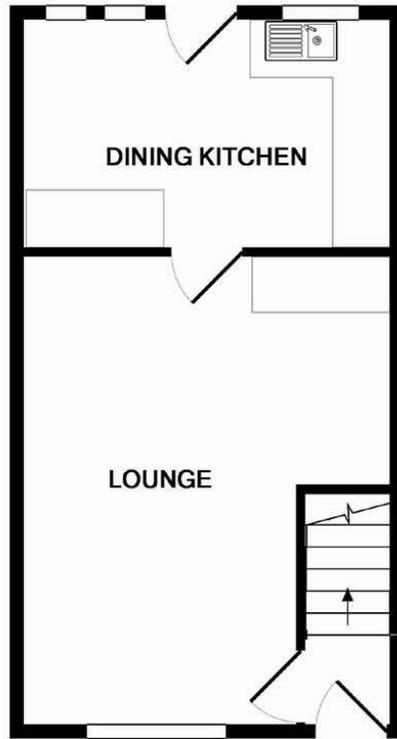
ACCESS AND SAFETY INFORMATION - Level access to the front, steps at the rear.

NOTE - The photos shown are historic.

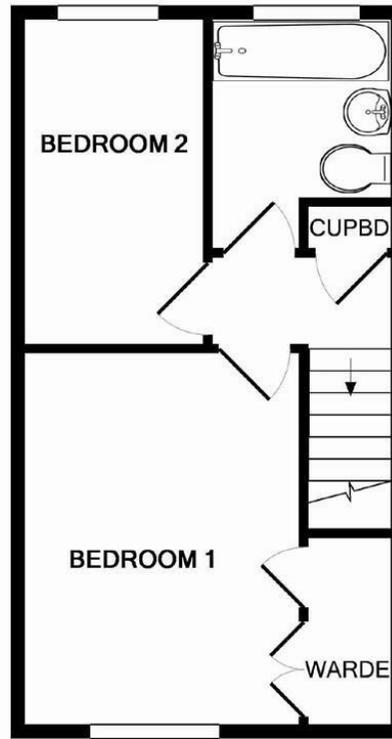
References and credit checks will be required.







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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		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).

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