

1 Hollydale Road, Bakersfield, NG3 7GZ

£1,800 Per Calendar Month

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Marriotts

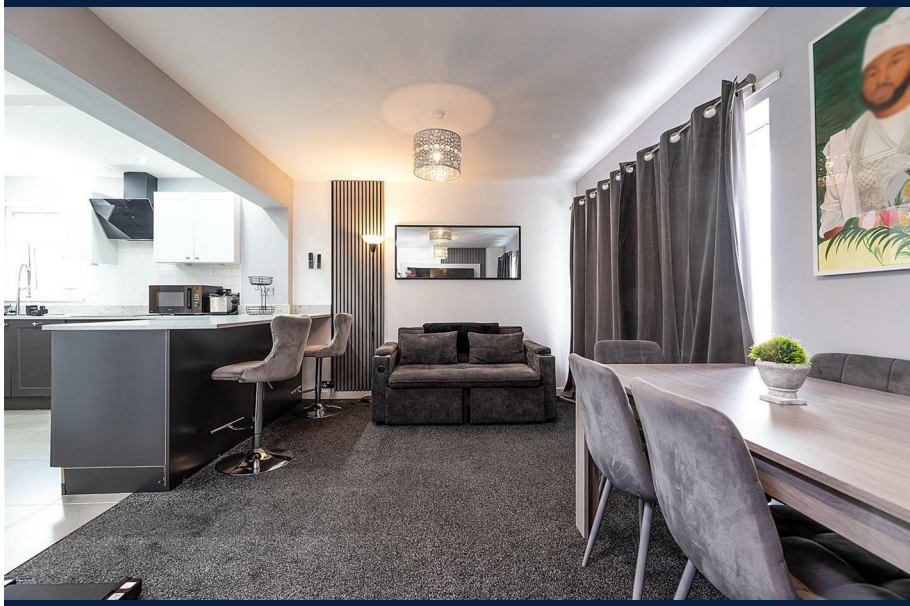


1 Hollydale Road, Bakersfield, Nottingham, NG3 7GZ

£1,800 Per Calendar Month

- FULLY FURNISHED
- Two bathrooms
- Popular location
- Five bedrooms
- Detached
- Well presented

This well presented and FULLY FURNISHED five bedroom property benefits from two bathrooms, ground floor cloakroom, front reception room, fully fitted kitchen with open plan family area and off road parking. Viewing is essential.







Overview
This well presented furnished property comprises -

Porch

Front Reception Room
With radiator, UPVC double glazed window, carpet, under stair storage and stairs to the first floor.

Kitchen Area
Having a range of fully fitted wall and base units, tiled floor, UPVC double glazed window and open plan into the living area.

Open Plan Living Area
Having a radiator, UPVC double glazed doors to the garden, carpet and sliding door giving access to the utility/cloakroom.

Utility and Cloak Room
White suite, tiled floor, chrome towel radiator and washing machine.

Office Area
Having carpet and UPVC double glazed window.

Stairs and Landing

Bedroom 1
With radiator, carpet, UPVC double glazed windows and door to the ensuite.

Ensuite
Fully tiled, with a modern white shower suite and towel radiator.

Bedroom 2
Having radiator, carpet and UPVC double glazed windows.

Bedroom 3
Having radiator, carpet, feature decorative fireplace and UPVC double glazed window.

Bedroom 4
Having radiator, carpet and UPVC double glazed windows.

Bedroom 5
Also having radiator, carpet and UPVC double glazed windows.

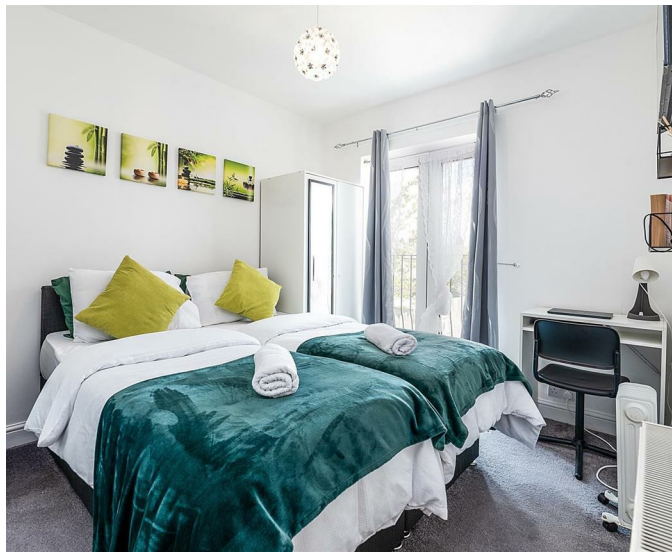
Bathroom
With a modern white suite incorporating storage and a shower over the bath, fully tiled, radiator and UPVC double glazed window.

Outside
To the front is off road parking and a garage. To the rear is a private garden.

Material Information
DEPOSIT - £2075.00. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited against the security deposit when acceptable references are completed.
AVAILABLE - Long term.
MANAGEMENT OF TENANCY - The landlord will be managing the property.
UTILITIES - Mains electric, water and sewerage.
GAS & ELECTRIC SUPPLIER - Ovo.








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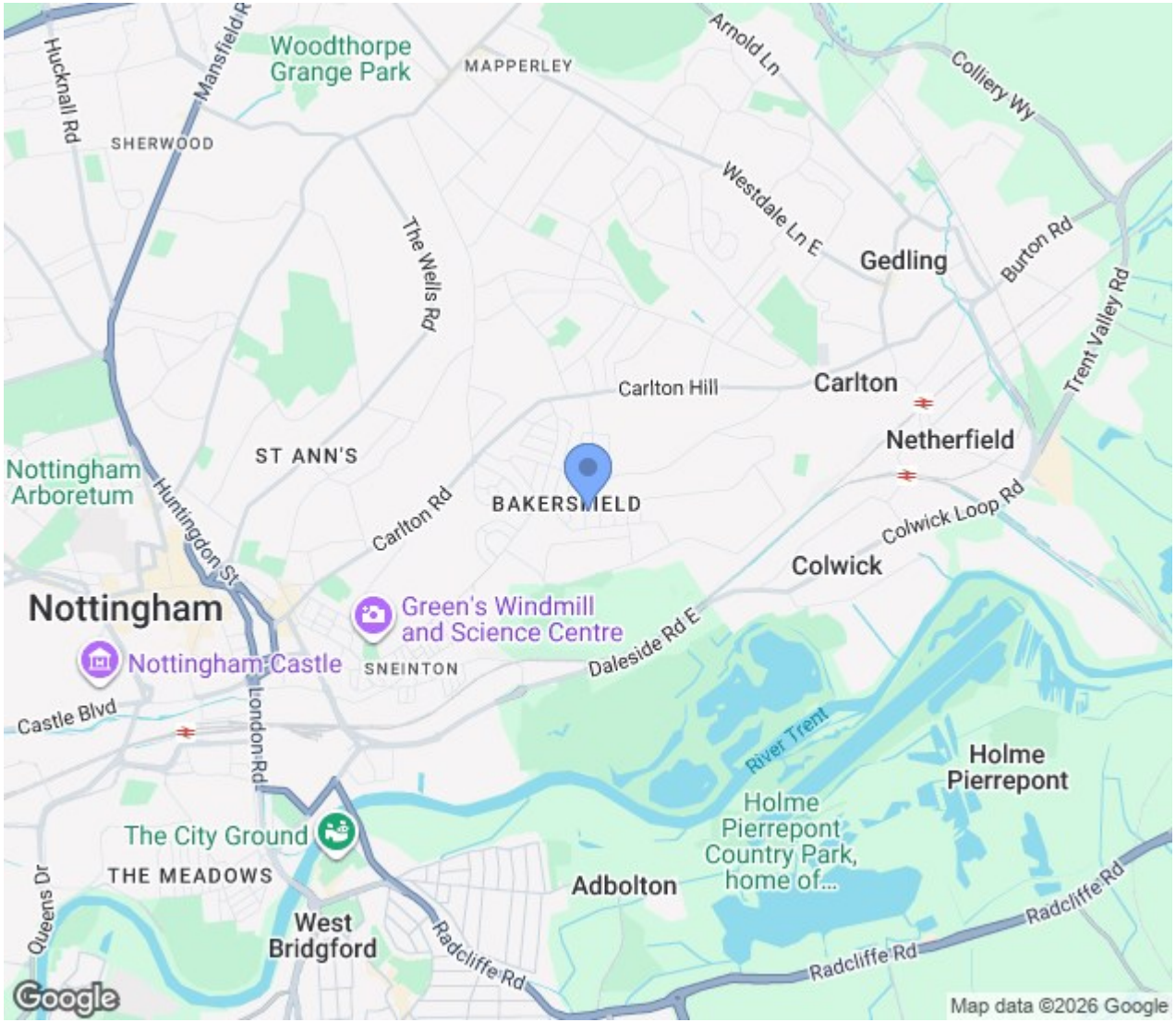


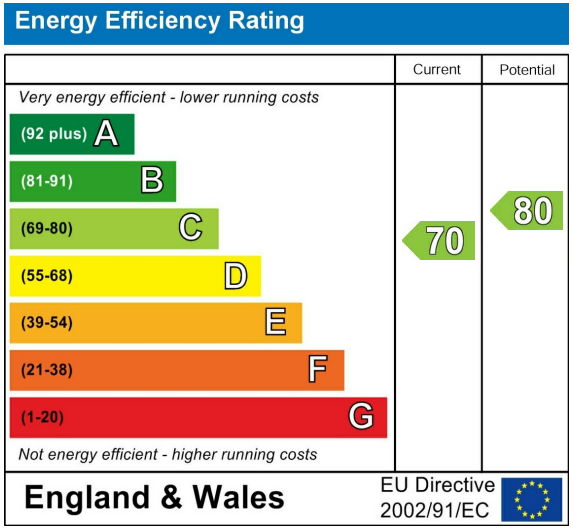
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band C - Nottingham City Council.
BROADBAND AVAILABILITY - https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958 - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE - 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.
FLOOD RISK - Very low.
ACCESS AND SAFETY INFORMATION - Sloped access to the front, 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.




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FAMILY
having both is a
BLESSING





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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