

44 Knighton Avenue, Radford, NG7 5QD

£1,150 Per Calendar Month

3 1 2 C

Marriotts



44 Knighton Avenue, Radford, Nottingham, NG7 5QD

- Well presented house
- Garden
- Double glazing
- Modern kitchen & bathroom
- Gas central heating
- Off street parking

An end terrace house with a lovely modern kitchen and bathroom, 2 reception rooms and 3 bedrooms located on a quiet residential road offering easy access to the ring road. Available long term, from early November.





£1,150 Per Calendar Month



Overview
The property comprises -

Entrance
Lobby with stairs to the first floor.

Lounge
To the front of the property with oak door, laminate flooring, radiator and UPVC double glazed bay window.

Dining Room
To the rear, with oak door, laminate flooring, understair storage cupboard, radiator and UPVC double glazed bay window.

Kitchen
Having a range of modern pale grey wall and base units incorporating an electric oven, extractor hood, gas hob, composite sink and drainer. Radiator, tiled floor, oak door to the lobby and washing machine*.

*Please note this item is goodwill only and won't be repaired or replaced by the landlord.

Lobby & Cloakroom
With radiator, tiled floor, UPVC double glazed window to the garden and oak door to the cloakroom with a white w.c and handwash basin.

Stairs & Landing
With carpet and UPVC double glazed window.

Bedroom 1
With carpet, radiator and UPVC double glazed window.

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

Bedroom 3
With carpet, radiator and UPVC double glazed window.

Shower Room
Fully tiled shower room with a modern white shower suite including vanity unit, chrome towel radiator and UPVC double glazed window.

Outside
Small garden to the front. Patio and grassed area to the rear.

Material Information
DEPOSIT - £1325.00. 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.
MINIMUM TENANCY TERM - 12 months.









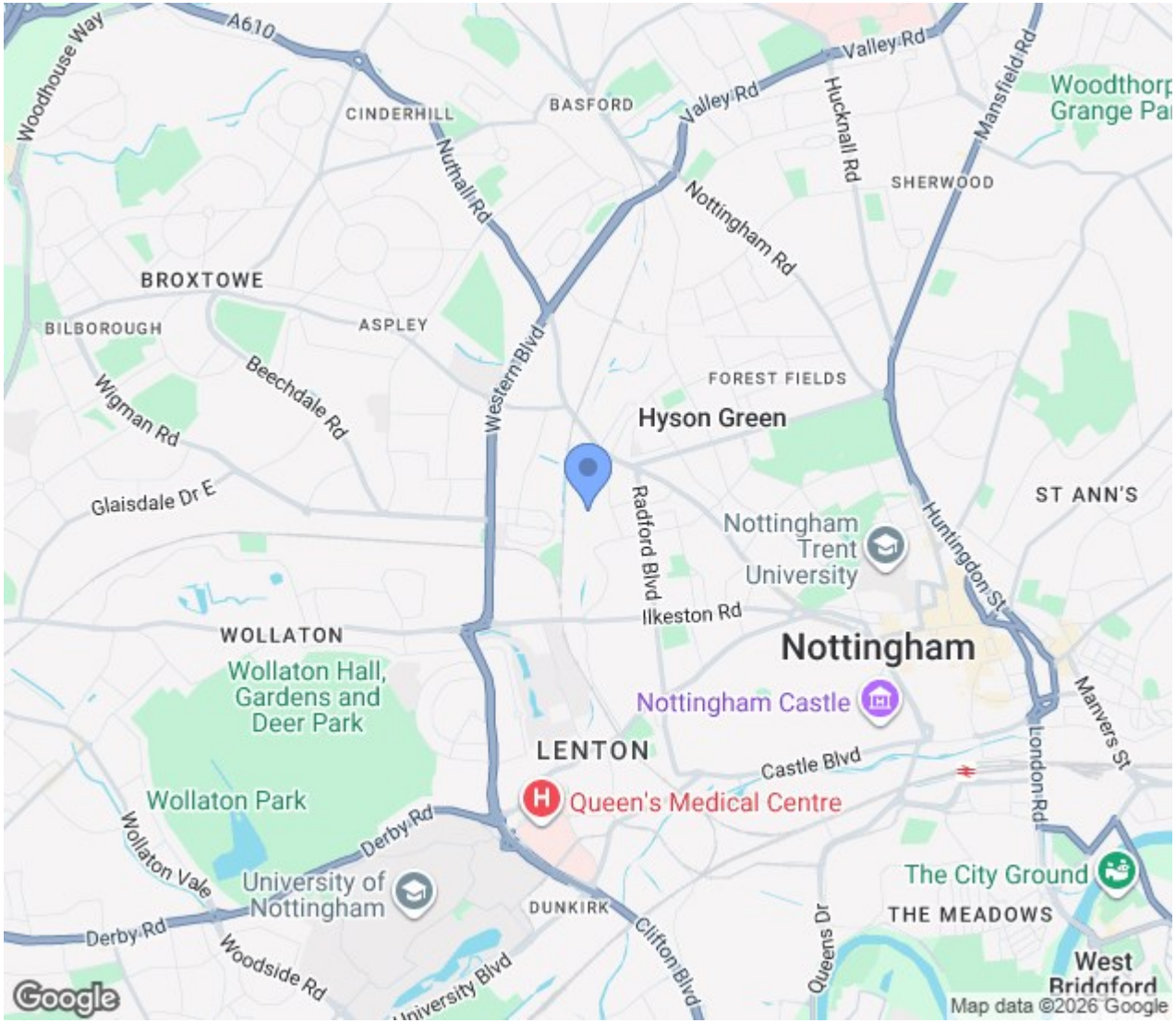


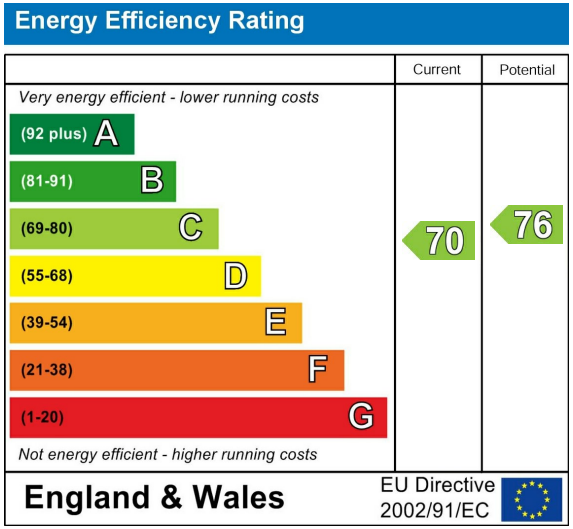
MANAGEMENT OF TENANCY - The landlord will be managing the property.
UTILITIES - Mains electric, water and sewerage.
GAS & ELECTRIC SUPPLIER - Octopus Energy.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band A - Nottingham City Council.
FLOOD RISK - Very low.
BROADBAND AVAILABILITY - https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958 - 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 and two steps up to the rear door.

References and credit checks will be required.









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.

41 Plains Road, Mapperley, Nottingham NG3 5JU
0115 953 6644
lettings@marriotts.net

www.Marriotts.net
naea | propertymark PROTECTED
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK