



14 Almond Walk, Gedling, NG4 4AH  
£1,100 Per Calendar Month



Marriotts





# 14 Almond Walk Gedling, NG4 4AH

- Bungalow
- Open lounge/conservatory
- UPVC double glazing
- Garage
- Three bedrooms
- Rural views to the rear
- Gas central heating
- Redecorated throughout

This THREE BEDROOM BUNGALOW is situated on the outskirts of Gedling with OPEN VIEWS to the rear. REDECORATED THROUGHOUT the property also benefits from a NEW BATHROOM, MODERN FITTED KITCHEN, UPVC double glazing and gas central heating. With garage and off road parking to the front, viewing is essential. AVAILABLE NOW!



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## The accommodation comprises:

### Entrance Hallway

With UPVC door to the front, radiator and doors to all rooms.

### Open-plan Lounge Conservatory

With laminate flooring, two radiators and conservatory style area with open views to the rear.

### Kitchen

Modern white gloss fitted kitchen including electric oven, hob and extractor fan. Built in storage cupboard and vinyl flooring.

### Bedroom 1

To the front of the property and having radiator, UPVC double glazed window and grey carpet.



## Bedroom 2

Also to the front elevation with radiator, UPVC double glazed window and grey carpet.

## Bedroom 3

With radiator, grey carpet and UPVC double glazed window to the side elevation.

## Bathroom

Newly fitted white bathroom suite including separate shower cubicle, chrome heated towel rail and vinyl flooring.

## Outside

To the rear is mainly laid to lawn with a decked area and slabbed patio.

To the front are mature shrubs, garage and off road parking for two cars.

## Material Information

COUNCIL TAX - Band C - Gedling Borough Council

DEPOSIT - £1265

AVAILABLE - Now

MANAGEMENT OF TENANCY - The landlord will be managing the property.

UTILITIES - Mains electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Scottish Power.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band C - 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 - Sloping access with steps to the front door. Mainly level garden to the rear.









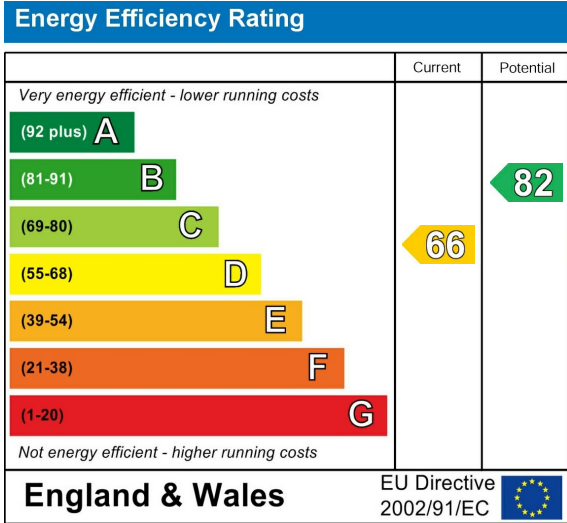


References and credit checks are required.









**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.

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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).

