



80 Coppice Road, Arnold, NG5 7HU
£1,100 Per Calendar Month



Marriotts



80 Coppice Road, Arnold, Nottingham, NG5 7HU

- Refurbished
- Gas central heating
- Off-road parking
- South facing rear garden
- Three bedrooms
- Double glazing
- Close to Arnold amenities
- Viewing essential

A fully refurbished three bedroom house with garden and off-road parking. Viewing is a must.



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Overview

The property comprises -

Entrance Hallway

New LVT wood plank effect flooring, radiator and stairs to the first floor.

Lounge

To the front of the property with new LVT wooden plank effect flooring, radiator and UPVC double glazed window with blinds.

Dining Kitchen

Having a range of grey gloss wall and base units including an electric double oven, hob and extractor hood. Space for two under counter appliances, New LVT wood plank effect flooring, UPVC double glazed window with blinds, door to the rear garden and under stair storage cupboard.

Utility & Toilet

With space for a washing machine and tumble dryer, toilet and sink with vanity unit..

Stairs and landing

With new carpet.

Bedroom 1

To the front with radiator, UPVC double glazed window with blinds and new carpet.

Bedroom 2

To the rear with radiator, UPVC double glazed window with blinds and new carpet.

Bedroom 3

Also to the front with radiator, UPVC double glazed window with blinds and new carpet.

Bathroom

With a new white suite including a shower over the bath, vanity unit, chrome towel radiator, UPVC double glazed opaque window and wood plank effect flooring.

Outside

To the front is parking for two cars, to the rear is a south facing good sized garden.

Material Information

DEPOSIT - £1265.00. 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 - Marriots will be managing the property.

UTILITIES - Mains electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Ovo 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.

M O B I L E S I G N A L / C O V E R A G E -
<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.

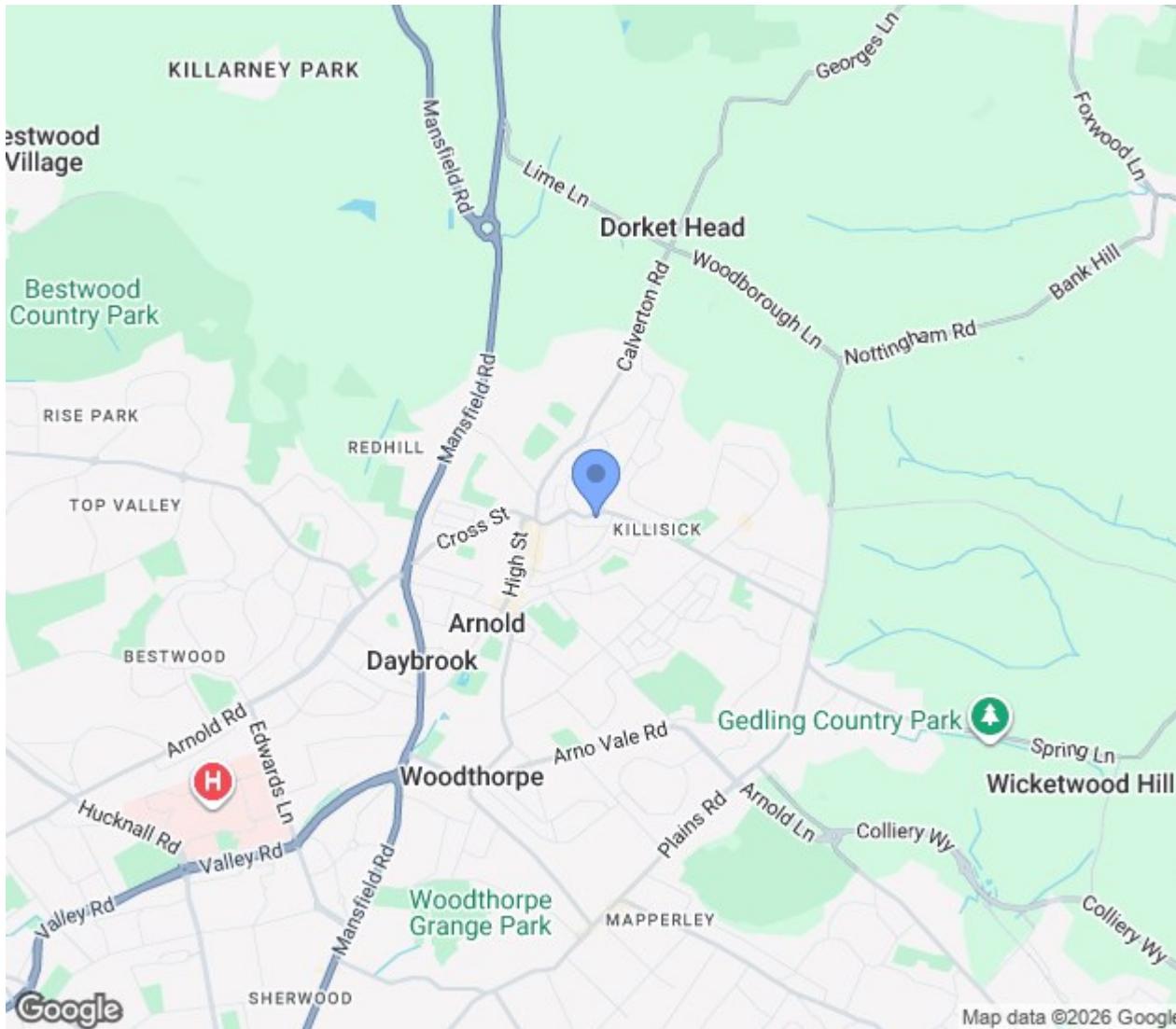
FLOOD RISK: Very low.

ACCESS AND SAFETY INFORMATION - Level gardens to the front and rear.

References and credit checks are required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.