



1 Priory Road, Gedling, NG4 3JX  
£1,100 Per Calendar Month



Marriotts





# 1 Priory Road, Gedling, Nottingham, NG4 3JX

- Three bedrooms
- Gas central heating
- Delightful garden
- Lounge with wood burner
- Double glazing
- Well presented
- Great location
- Open plan dining and kitchen area

This three bedroom semi detached property is well presented throughout and conveniently situated close to schools and amenities. Viewing is essential.

**£1,100 Per Calendar Month**



## Overview

### Lounge

From the front entrance door with radiator, grey carpet, UPVC double glazed window and wood burner\*.

\*Please note that tenants will be required to have the wood burner checked every year by a HETAS engineer at their own expense.

### Dining Area

With under storage cupboard, decorative fireplace, laminate flooring, radiator, two UPVC double glazed windows, stairs to the first floor and opening into the kitchen area.





### Kitchen Area

With a range of white wall and base units incorporating an electric oven, gas hob, washing machine\*\*, wood effect worktops and stainless steel sink and drainer. UPVC double glazed door and window to the side, and tiled floor.

\*\* Please note the washing machine is goodwill only and will not be repaired or replaced by the landlord.

### Bathroom

Having a modern white suite including a shower over the bath, fully tiled walls, chrome towel radiator, tiled floor and UPVC double glazed window.

### Stairs & Landing

With radiator and grey carpet.

### Bedroom 1

To the front of the property with built in storage, triple wardrobe, radiator, two UPVC double glazed windows and cream carpet.

### Bedroom 2

Having feature panelling, radiator, two UPVC double glazed windows and grey carpet.

### Bedroom 3

To the rear of the house with radiator, cupboard housing the combi boiler, UPVC double glazed window and beige carpet.

### Outside

To the front is a small low maintenance area. To the rear is a long garden, with lawn, mature shrubs, decking area, shed and wood storage area.

### Material Information

\*Please note that tenants will be required to have the wood burner checked every year by a HETAS engineer at their own expense.

\*\* The washing machine is goodwill only and will not be repaired or replaced by the landlord.

DEPOSIT - £1,265.00

AVAILABLE - Now, long term.





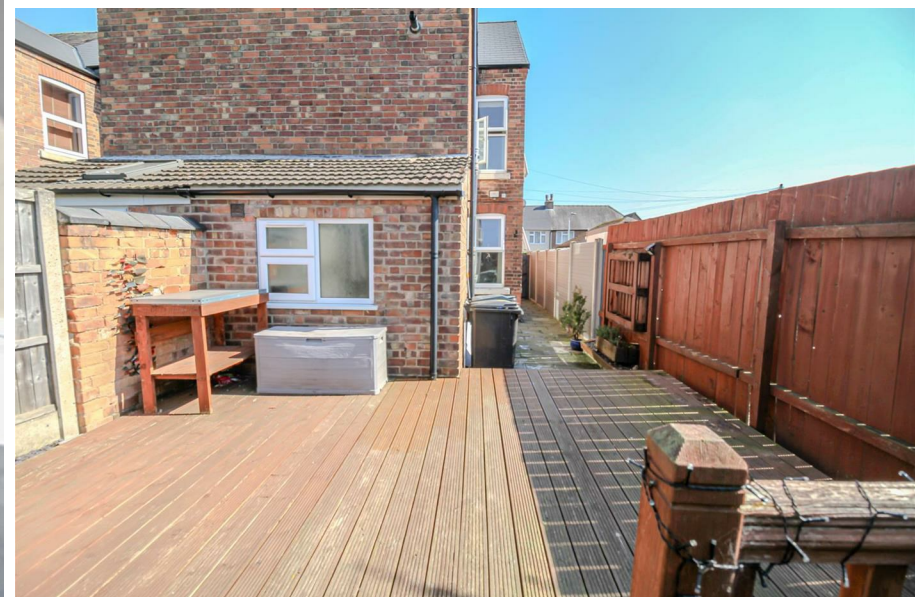






MINIMUM TENANCY TERM - 12 months.  
 MANAGEMENT OF TENANCY -TBC  
 UTILITIES - Mains gas, electricity, water and sewerage.  
 ELECTRICITY & GAS SUPPLIER - Octopus.  
 WATER SUPPLIER - Severn Trent Water.  
 COUNCIL TAX - Band A - Gedling Borough Council  
 B R O A D B A N D   A V A I L A B I L I T Y   -  
<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.  
 ACCESS AND SAFETY INFORMATION - Level access to the front and rear.

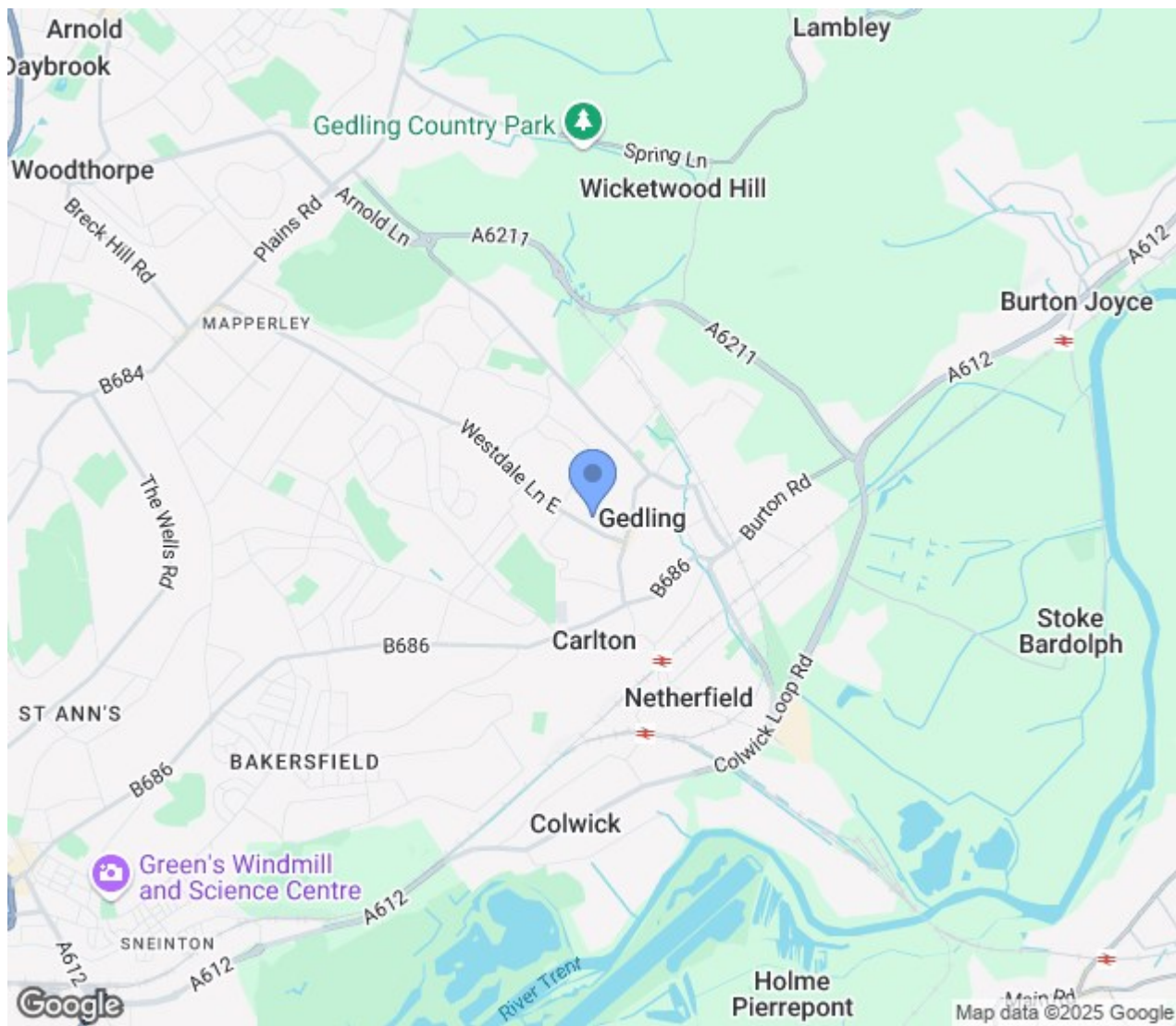
References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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