



17 Priory Road, Gedling, NG4 3JZ  
£700 Per Calendar Month





# 17 Priory Road Gedling, NG4 3JZ

- Room in a shared house
- Communal kitchen
- Property is well maintained and presented
- Private shower room
- Close to Gedling Shops

A well presented 1st floor room is a shared house, located on a quiet residential road a short walk of amenities and bus services.

**£700 Per Calendar Month**



## **Entrance Hallway**

With UPVC double glazed entrance door, stairs to the first floor landing and door through to the communal kitchen.

## **Communal Kitchen**

A modern kitchen consisting of wall and base units with contrasting wood style worktops and upstands and inset stainless steel sink unit and drainer, integrated electric oven, four ring ceramic hob and black glass splashbacks and extractor canopy. wood style floor covering, multiple ceiling downlights. Radiator and UPVC double glazed window and side entrance door.

## **First Floor Landing**

Access to rooms 3 and 4, and also the shower room for room 3.



### Room 3

With wall light points above the bed space, radiator, UPVC double-glazed front and side windows, and a separate kitchen area with a small range of wall and base units with worktop, inset stainless steel sink unit and drainer, worktop and upstands, UPVC double-glazed side window.

### Shower Room

Being separate from room 3 and located at the end of the landing. Quartz effect shower boarded cubicle with chrome mains shower, washbasin with matching splash back and vanity cupboards, dual flush toilet, chrome ladder towel rail, and ceiling downlights.

### Outside

To the rear is a small communal/shared yard which is accessed from the communal kitchen.

### Material Information

**RESTRICTIONS** - Due to being a shared house no pets or children can be accepted. Suitable for single occupants only.

**DEPOSIT** - £800.00.

**AVAILABLE** - Late May

**UTILITIES** - Mains gas, electric, water and sewerage - all bills are included in the rent, along with broadband.

**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** - First floor room in a shared house with communal kitchen.


**APPLICATION** - references and credit checks will be required. A holding deposit of 1 weeks rent will be

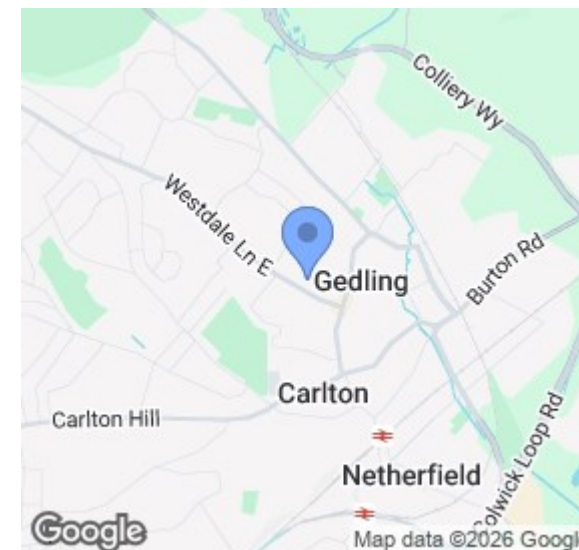




payable once the Landlord accepts you to proceed to referencing. This will be credited against your security deposit when you move in to the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
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).

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