



88 Firbeck Road, NG8 2FB  
£1,200 Per Calendar Month



Marriotts



# 88 Firbeck Road, Nottingham, NG8 2FB

- Three bedrooms
- Double glazing
- Utility room & storage
- Redecorated
- Gas central heating
- Off road parking & carport
- Wetroom
- New carpets

This spacious three bedroom semi-detached property has been redecorated and has new carpets. Benefiting from double glazing, gas central heating and off road parking, viewing is a must.



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## Overview

### Porch

With UPVC windows and front door.

### Entrance Hallway

Having radiator, stairs off and new grey carpet.

### Lounge

With a radiator, UPVC double glazed window, new grey carpet and arch to -

### Snug Area

With radiator, UPVC double glazed window and new grey carpet.

### Dining Area

Having laminate flooring and patio doors leading to the rear garden.

## Kitchen

With a range of antique pine cupboards, stainless steel sink and drainer, freestanding oven, and fridge\*. Radiator, new plank effect vinyl flooring and door to - (\*Please note that this item is goodwill only and won't be repaired or replaced by the landlord).

## Lobby & Toilet

Downstairs loo and lobby with part glazed door leading to the carport.

## Stairs & Landing

Having two UPVC double glazed windows, storage cupboard and new carpet.

## Bedroom 1

To the rear with UPVC double glazed window, radiator, storage cupboard housing the combi boiler and new grey carpet.

## Bedroom 2

With laminate flooring, radiator and UPVC double glazed window.

## Bedroom 3

Also with laminate flooring, radiator and UPVC double glazed window.

## Wetroom

Having a white suite, radiator, electric shower, UPVC double glazed window and non-slip flooring.

## Outside

To the front is off-road parking, mature shrubs and lawn area. To the side is a carport with access to the utility room and one store room. The utility room has a washing machine\* and tumble dryer\*. (\*Please note that these items are goodwill only and won't be repaired or replaced by the landlord). To the rear is a patio, store room, lawn, pond and mature shrubs.

## Material Information

DEPOSIT - £1380.00.

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 - British Gas.







WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Nottingham City 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.

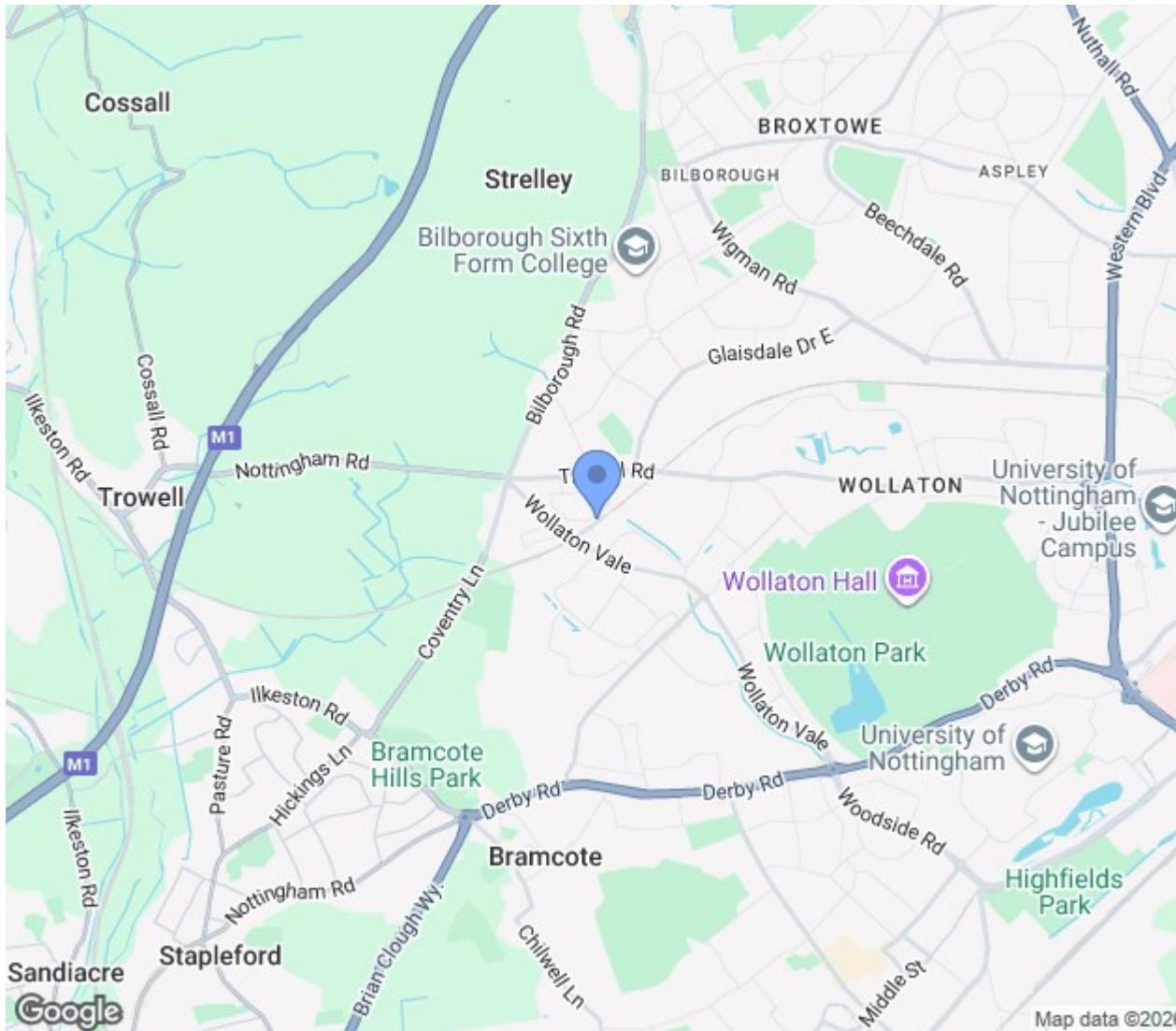
ACCESS AND SAFETY INFORMATION - Level gardens to the front and rear.

TO NOTE: The train line is at the end of the garden. The storerooms contain some tools and other miscellaneous items.

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)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	62
(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.