



420 Perry Road, NG5 1GS  
£1,100 Per Calendar Month

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 Marriotts



# 420 Perry Road, Nottingham, NG5 1GS

- Three bedrooms
- Gas central heating
- Off road parking
- Semi detached
- Double glazing
- Great location

A well presented three bedroom semi-detached property conveniently situated giving easy access to amenities, the City Hospital and road links.



**£1,100 Per Calendar Month**



## Overview

PLEASE NOTE THE PHOTOGRAPHS ARE HISTORIC AND THE DECOR IS SLIGHTLY DIFFERENT NOW.

The property comprises -

## Entrance Hallway

## Lounge

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

## Dining Room

To the rear of the property with radiator, UPVC double glazed window and grey carpet.

### **Kitchen**

Having a range of wall and base units with wood effect worktops incorporating a stainless steel sink unit and drainer, free standing gas cooker, UPVC double glazed side window and UPVC double glazed door leading to the rear entrance porch.

Rear Entrance Porch - 1.8m x 1.3m (5'11" x 4'3") - With plumbing for washing machine, UPVC double glazed window and door leading to the rear garden.

### **Stairs & Landing**

Access to bedrooms and bathroom and separate toilet.

### **Bedroom 1**

With feature decorative cast iron fireplace, UPVC double glazed bay window and radiator.

### **Bedroom 2**

With built-in wardrobes and cupboards, UPVC double glazed window and radiator.

### **Bedroom 3**

UPVC double glazed front window and radiator.

### **Bathroom**

With suite consisting of a bath with electric shower over and pedestal washbasin, radiator and UPVC double glazed window.

### **Separate Toilet**

With toilet and UPVC double glazed window.

### **Outside**

To the front of the property is a shared driveway and lawned garden. Gated access leads to the rear. To the rear is a concrete sectional SINGLE GARAGE (restricted access) with up and over door and good-sized lawn, enclosed with a mixture of fencing and privet hedging to the perimeter.

### **Material Information**

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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.





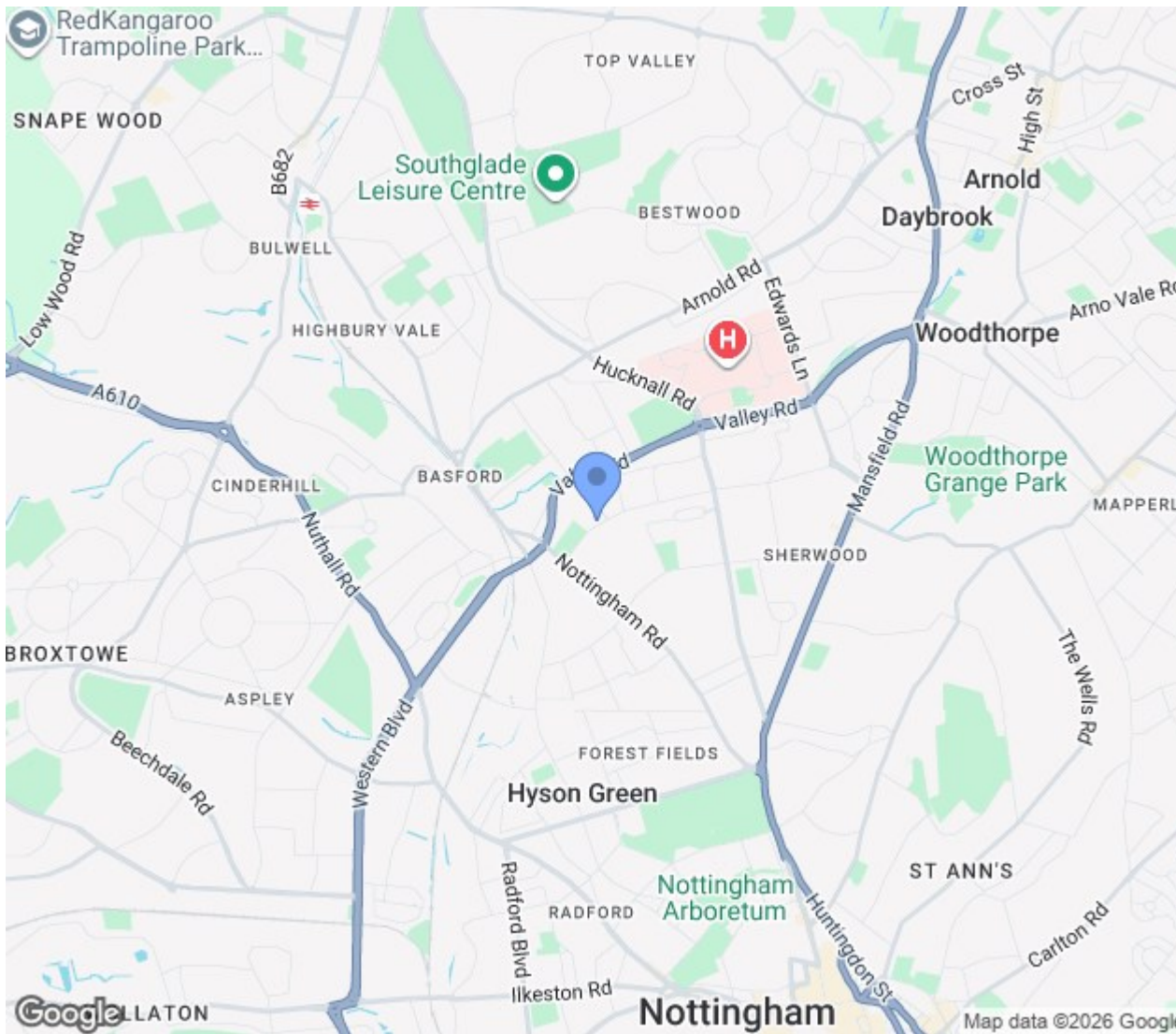


AVAILABLE - Long term.  
MANAGEMENT OF TENANCY - Marriotts will be managing the property.  
UTILITIES - Mains electric, water and sewerage.  
GAS & ELECTRIC SUPPLIER - British Gas.  
WATER SUPPLIER - Severn Trent Water.  
COUNCIL TAX - Band B - Nottingham City Council.  
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.  
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.  
FLOOD RISK - Very low.  
ACCESS AND SAFETY INFORMATION - Level access to the front, three steps from the back door and then level at the 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>		
(69-80) <b>C</b>		<b>71</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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[www.marriotts.net](http://www.marriotts.net)

