



10 Oulton Close, Woodthorpe View, Arnold, NG5 6SW  
£950 Per Calendar Month





# 10 Oulton Close, Woodthorpe View, Arnold, Nottingham, NG5 6SW

- 2 bedroom house
- Double glazing
- Parking
- Gas central heating
- Semi detached
- Garden
- Cul de sac location
- Ground floor toilet

Located on a quiet CUL DE SAC in a highly popular residential area is this modern 2 BEDROOM SEMI DETACHED house with off street parking for 3 cars and private rear garden. A short drive of the ring road & City Hospital.



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## Overview

The accommodation comprises -

## Entrance Hallway

With composite part double glazed front door, vinyl flooring, alarm control panel, fuse board.

## Downstairs WC

With a 2 piece modern white suite comprising of low flush w.c., wash hand basin, vinyl flooring, radiator, UPVC obscure glass double glazed window.

## Living room

With laminate flooring, front aspect with UPVC double glazed window, radiator, telephone point, TV aerial point, central heating thermostat, under stair storage cupboard, stairs leading to first floor.

## Kitchen

With a range of light wood effect modern fitted units and dark grey mottled laminate work surfaces. Integrated stainless steel Neff oven, stainless steel Neff four ring hob and concealed extractor fan above, space and plumbing for washing machine, space for fridge freezer, cupboard housing gas combination central heating boiler, rear aspect with UPVC double glazed window, composite and part glazed UPVC double glazed door opening to the rear garden.

## First Floor Landing

With loft access hatch, doors opening to:-

### Bedroom 1

Front aspect with UPVC double glazed window, radiator, TV point.

### Bedroom 2

Being rear aspect with UPVC double glazed window, radiator.

### Bathroom

With modern white suite comprising of bath with chrome shower over, low flush w.c., pedestal washbasin, part tiled walls, vinyl flooring, chrome heated towel rail.

### Outside

To the front the property has a tarmac driveway with parking for one car and two further parking spaces. A wooden gate opens to the side access leading to the rear of the property.

At the rear is a low maintenance fence enclosed garden with paved patio area, four steps leading to further raised garden area which is laid to shingle for low maintenance.

### Material Information

DEPOSIT - £1050.00. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - Late May, long term.

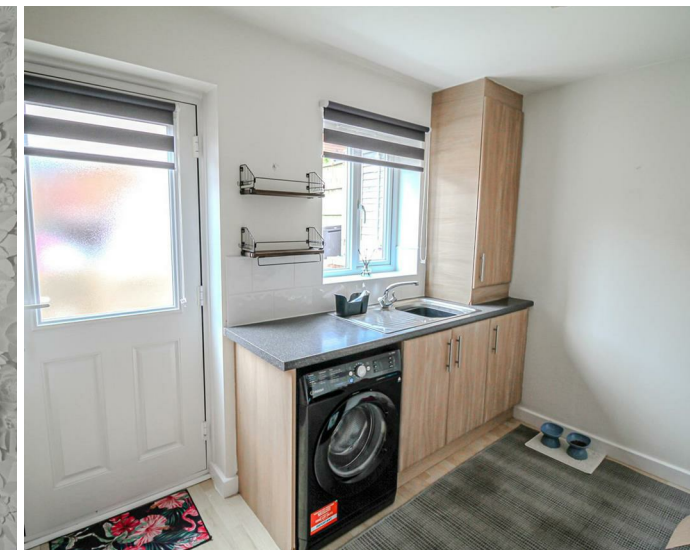
MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - The landlord will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.







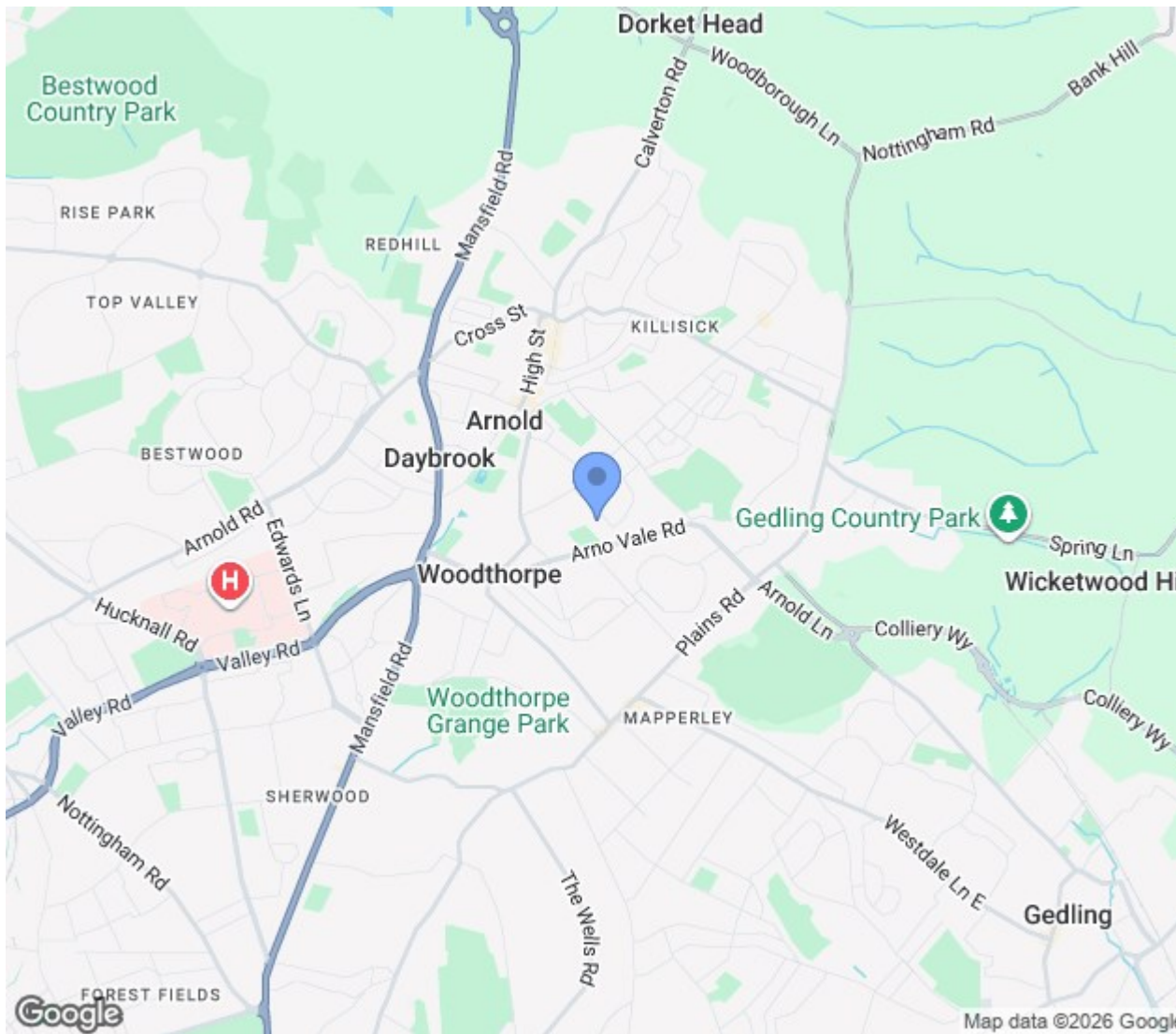
COUNCIL TAX - Band B - Gedling Borough Council.  
FLOOD RISK - Very low.  
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL / COVERAGE - <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 - Driveways and front access are flat, rear garden is on two levels with steps to the second tier.

Please note that, apart from the feature walls, the house will be completely redecorated.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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.**

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