



84 Victoria Road, Netherfield, NG4 2HH

£675 Per Calendar Month

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84 Victoria Road, Netherfield, Nottingham, NG4 2HH

- Double room in shared house
- Great location
- Local shops just a short walk away
- Inclusive of all bills
- Well presented
- Furnished

BILLS INCLUDED! A well presented furnished **DOUBLE ROOM** with private shower room in a well presented shared house. Easy access to City centre and local shops close by. Available **IMMEDIATELY!**

£675 Per Calendar Month



Overview

This well presented property is conveniently situated within walking distance of Netherfield station and Victoria Retail Park. With a shared kitchen the house has 5 double rooms, each with private shower rooms. The main essential furniture is provided for each room, and along with the communal kitchen each room has a modern fitted kitchenette area with fridge and a private shower room. The property has gas central heating and double glazing. **ALL BILLS INCLUDED**, including broadband.

Single occupant only.

Bedroom/Lounge

First floor bed/sitting room with small kitchenette area, built in storage, radiator. Essential furniture is included.

Private Shower Room

Situated on the first floor, having a modern white shower suite.



Communal Kitchen

Having a range of fitted wall and base units including oven, hob, extractor and fridge freezer. There is also a separate utility room with washing machine and tumble dryer.

Further Information

Deposit - £775

Inclusive of all bills.

Single employed occupants only.

MANAGEMENT OF TENANCY - the Landlord will be managing the property.

UTILITIES - mains gas, electric, water and sewerage included in the rent.

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.

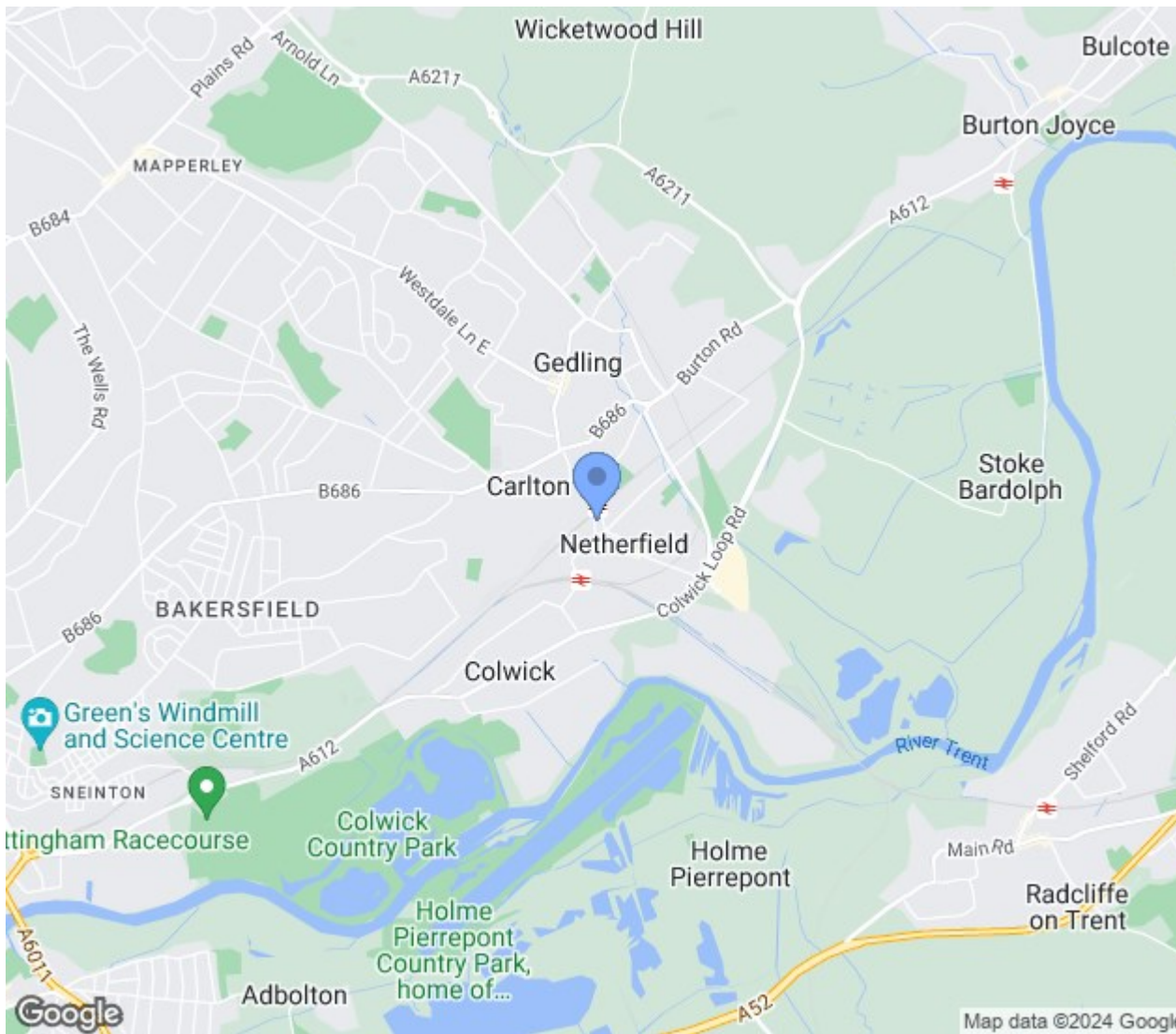
ELECTRIC CAR CHARGER POINT - not available.

ACCESS AND SAFETY INFORMATION - The room is on the first floor.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(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.
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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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