



726a Mansfield Road, Woodthorpe, NG5 3FW

£1,200 Per Calendar Month

 4  2  1  E









# 726a Mansfield Road, Woodthorpe, Nottingham, NG5 3FW

- Unique three storey maisonette
- Rear garden
- Utility & outside toilet
- Bathroom & en-suite
- Four bedrooms
- AVAILABLE NOW

A unique and spacious three storey maisonette with four bedrooms, master en-suite, utility room and a garden, in a great location close to Sherwood and just a few minutes walk to Woodthorpe Park!

**£1,200 Per Calendar Month**



## Overview

On the ground floor, a storm porch has access to the utility room, a separate outside toilet and a door to the kitchen. A separate door leads into the main hallway with stairs up to the first floor, where there are two bedrooms, a family bathroom and a spacious living room overlooking the front. On the second floor are two further bedrooms and an en-suite shower room. The fourth bedroom could alternatively be used as a dressing room. The property also has gas central heating with a modern Baxi combination gas boiler, a majority of modern double-glazed windows and a rear garden which is accessed from Woodland Grove.

## Storm Porch

With quarry tiled floor, ceiling light and doors to the outside toilet, utility room and kitchen.

## Outside Toilet

With toilet and corner washbasin.

## Utility Room

Worktop with sink, washing machine\*, radiator, double glazed window and wall mounted modern Baxi combination gas boiler. \*Please note that this item is goodwill only and won't be repaired or replaced by the landlord.



### **Kitchen**

A range of wall and base units with granite style worktops and inset stainless steel sink unit and drainer with tiled splashbacks. Integrated electric double oven and four-ring gas hob in brushed steel with extractor canopy. Dishwasher\*, radiator, built-in shelved cupboards, double-glazed side window and a walk-in shelved pantry. Door leads to the inner lobby which has an external door, radiator and stairs to the first floor accommodation. \*Please note that this item is goodwill only and won't be repaired or replaced by the landlord.

### **First Floor Landing**

Meter cupboard with the RCD board and electric meter, radiator, stairs to the second-floor landing and doors to two bedrooms, bathroom and living room.

### **Living Room**

Large feature cast iron fireplace and surround with coal effect gas fire and black polished marble hearth. Secondary glazed front window, radiator, TV point, cable and telephone points.

### **Bedroom 2**

Feature decorative cast iron fireplace, double-glazed rear window, TV point, telephone point and radiator.

### **Bedroom 3**

Also with a feature decorative cast iron fireplace, double-glazed rear window, TV and telephone points, radiator and original built-in shelved cupboards.

### **Bathroom**

Consisting of a bath with tiled surround, folding screen and chrome mains shower, dual flush toilet and pedestal washbasin with matching tiled surround. Chrome ladder towel rail, extractor fan and double-glazed side window.

### **Second Floor Landing**

With doors to both bedrooms.

### **Bedroom 1**

Secondary glazed dormer window to the front, radiator, TV and telephone points, original feature decorative cast iron fireplace and door through to the en-suite.

### **En-suite**

Consisting of a shower cubicle with chrome mains shower, dual flush toilet with tiled surround and washstand style washbasin with matching tiled splashback. Ladder towel rail, extractor fan, Velux window with blackout blind and connecting door to bedroom 4/dressing room.

### **Bedroom 4**

Velux window with fitted blackout blind, radiator, TV and telephone points.











### Outside

From Woodland Grove, a shared pedestrian path leads to gated access onto the garden with path leading to the side storm porch and separate side entrance hallway door.

### Material Information

AVAILABLE - Now

MINIMUM TENANCY TERM - 12 months.

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

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Scottish Power.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Gedling Borough 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.

ACCESS AND SAFETY INFORMATION - Maisonette over three floors.

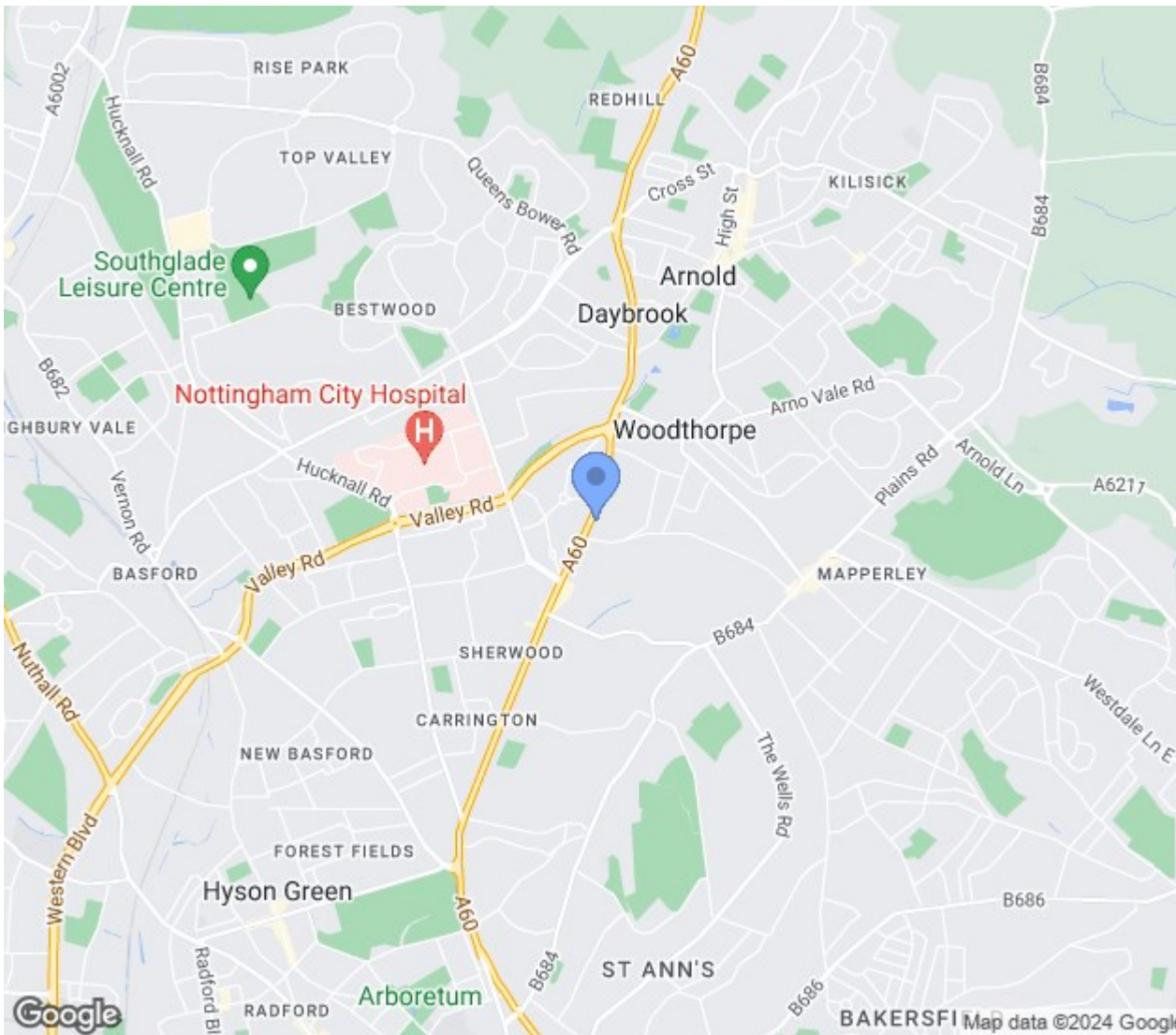
References and credit checks will be required.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>53</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.

41 Plains Road, Mapperley, Nottingham NG3 5JU  
 0115 953 6644  
 lettings@marriotts.net

www.marriotts.net

