



144 Howbeck Road, Arnold, NG5 8QE  
£950 Per Calendar Month







# 144 Howbeck Road Arnold, NG5 8QE

- Two bedrooms
- Refitted kitchen & bathroom
- Popular location
- Garage
- Kitchen diner
- Available now!

This two bedroom end townhouse is well presented throughout, benefitting from new kitchen units and bathroom suite. Viewing a must.



**£950 Per Calendar Month**



## Overview

This two bedroom spacious end townhouse is well presented throughout, benefits from gas central heating, UPVC double glazing and a garage.

## Entrance Hallway

Having neutral carpet, radiator and storage cupboard.

## Lounge

Spacious lounge with laminate flooring, two radiators, decorative fireplace and UPVC double glazed bow

## Kitchen Diner

Having a fitted white gloss kitchen including electric oven, gas hob and extractor hood. There is also a dishwasher\* and space for a washing machine. Radiator, UPVC double glazed window and door to the rear garden. \*Please note the dishwasher is goodwill only and will not be repaired or replaced by the landlord.



## Stairs and Landing

Storage cupboard at the top of the stairs.

## Bedroom 1

To the front of the property with laminate flooring, radiator, UPVC double glazed window and large built in wardrobe/storage.

## Bedroom 2

To the rear with radiator, laminate flooring and UPVC double glazed window.

## Bathroom

Fully tiled with a modern white suite, electric shower with glass screen over the bath, chrome towel radiator and UPVC double glazed window.

## Outside

To the front is a lawned garden. To the rear is a patio area, lawn and garage.

## Material Information

DEPOSIT - £1095.00.

AVAILABLE - Now, 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 - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Gedling Borough Council.

B R O A D B A N D A V A I L A B I L I T Y - <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.

ACCESS AND SAFETY INFORMATION -









References and credit checks will be required.






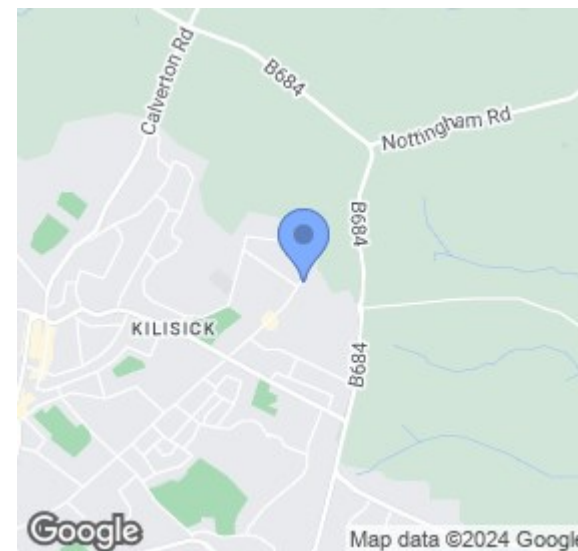


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GEDLING  
BODENBELAG

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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