



182 Withern Road, NG8 6FQ  
£1,350 Per Calendar Month

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# 182 Withern Road, Nottingham, NG8 6FQ

- Low maintenance garden
- Driveway
- Ground floor bedroom with ensuite
- Spacious accommodation
- Double glazing
- Gas central heating

Conveniently situated giving easy access to the city centre, hospitals and the ring road. Viewing is essential if you are looking for a larger than average family home!

£1,350 Per Calendar Month



## Overview

This spacious property is perfect for a family, offering four bedrooms (one of which is on the ground floor with an ensuite), large lounge and dining kitchen. Viewing is a must to appreciate the size of the accommodation.

## Entrance Porch

With tiled floor, UPVC double glazed windows and door.

## Lounge

Having dark wood effect flooring, two radiators, UPVC double glazed window and feature decorative fireplace (please note this is not operation).

## Dining Kitchen

Large dining kitchen with a range of grey gloss wall and base units including and integrated dishwasher, fridge, freezer and electric oven. There is also a freestanding range oven with a gas hob, tiled floor, radiator and UPVC doors leading to the rear garden.





### Bedroom 1

To the ground floor with wood effect flooring, radiator, fitted wardrobe and UPVC double glazed window to the front.

### Ensuite

Fully tiled shower room.

### Stairs

Leading to the first floor.

### Bedroom 2

Large bedroom with wood effect flooring, radiator and two UPVC double glazed windows.

### Bedroom 3

Having wood effect flooring, radiator and UPVC double glazed window.

### Bedroom 4

Having wood effect flooring, radiator and UPVC double glazed window.

### Office

To the rear with wood effect flooring, radiator, combi boiler and UPVC double glazed window.

### Shower Room

Fully tiled shower room with a large cubicle area, white suite, chrome towel radiator and UPVC double glazed window.

### Outside

To the front is a low maintenance garden with a driveway.

To the rear is a private garden with a good sized patio and shed.

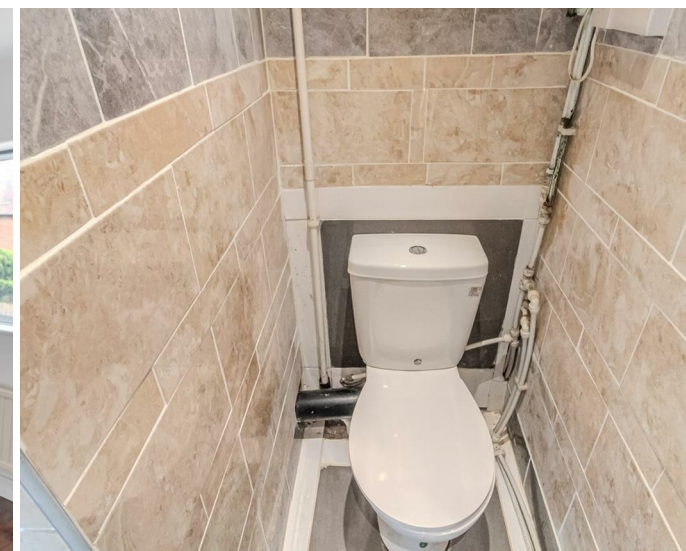
### Material Information

RESTRICTIONS -

DEPOSIT - £1555.00.

AVAILABLE - Now, long term.

MINIMUM TENANCY TERM - 12 months.











**MANAGEMENT OF TENANCY** - Marriotts will be managing the property.

**UTILITIES** - mains gas, electric, water and sewerage.

**GAS & ELECTRIC SUPPLIER** - Scottish Power.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band A - 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.

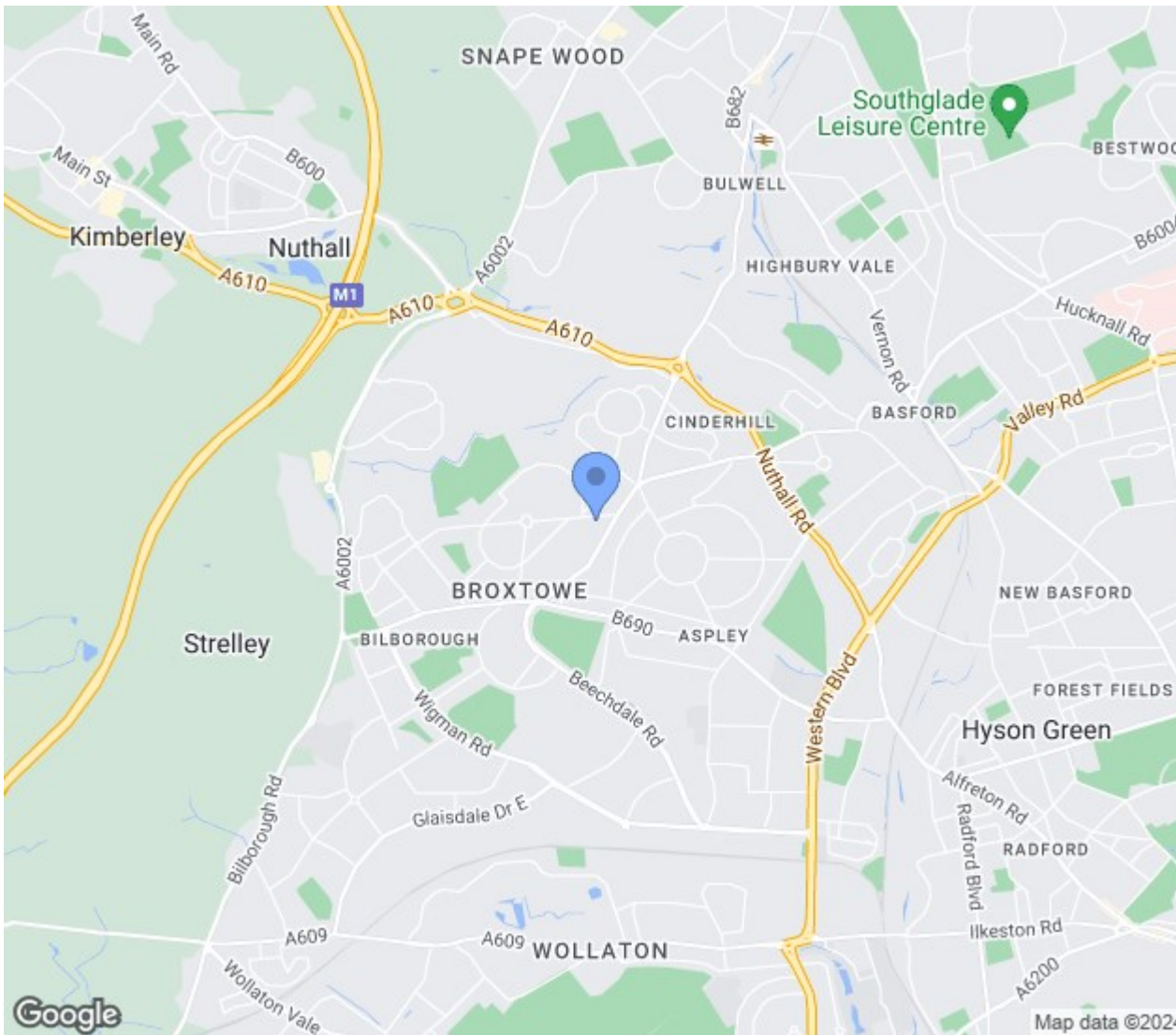
**ACCESS AND SAFETY INFORMATION** - Level access to front and rear.

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>83</b>
(69-80) <b>C</b>	<b>71</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.**

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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