



3 Oulton Close, Arnold, NG5 6SW  
£850 Per Calendar Month



Marriotts







# 3 Oulton Close, Arnold, Nottingham, NG5 6SW

- Private rear garden
- Double glazing
- Garage & parking
- Gas central heating
- Conservatory
- Well presented

Situated in the ever popular location of Arnold this property is well presented throughout and viewing is a must!



**£850 Per Calendar Month**



## Overview

This two bedroom property is well presented throughout, benefits from gas central heating, double glazing, rear garden, driveway and garage.

## Entrance hallway

Leading to the kitchen and lounge.

## Kitchen

To the front of the property with UPVC double glazed window, laminate flooring, a range of wall and base units, incorporating a freestanding electric oven and washing machine\*. \*Please note the washing machine is goodwill only and will not be repaired or replaced by the landlord.

## Lounge

Laminate flooring, radiator and sliding doors to the conservatory.

## Conservatory

Having a tiled floor.

## Bedroom 1

To the front with UPVC double glazed window, radiator and built in storage cupboard housing the combi boiler.

## Bedroom 2

To the rear with radiator and UPVC double glazed window.

## Bathroom

Having a white suite including an electric shower over the bath, radiator and UPVC double glazed windows.

## Outside

To the rear is a garden with patio, lawn and shed.

To the side is a driveway and garage.

## Material information

PLEASE NOTE THAT THE PHOTOSGRAPHS ARE HISTORIC AND WILL BE UPDATED IN DUE COURSE.

DEPOSIT - £980.00.

AVAILABLE - Mid May, 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. There is a water meter at the property.

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 - Gardens and  
driveway are flat.

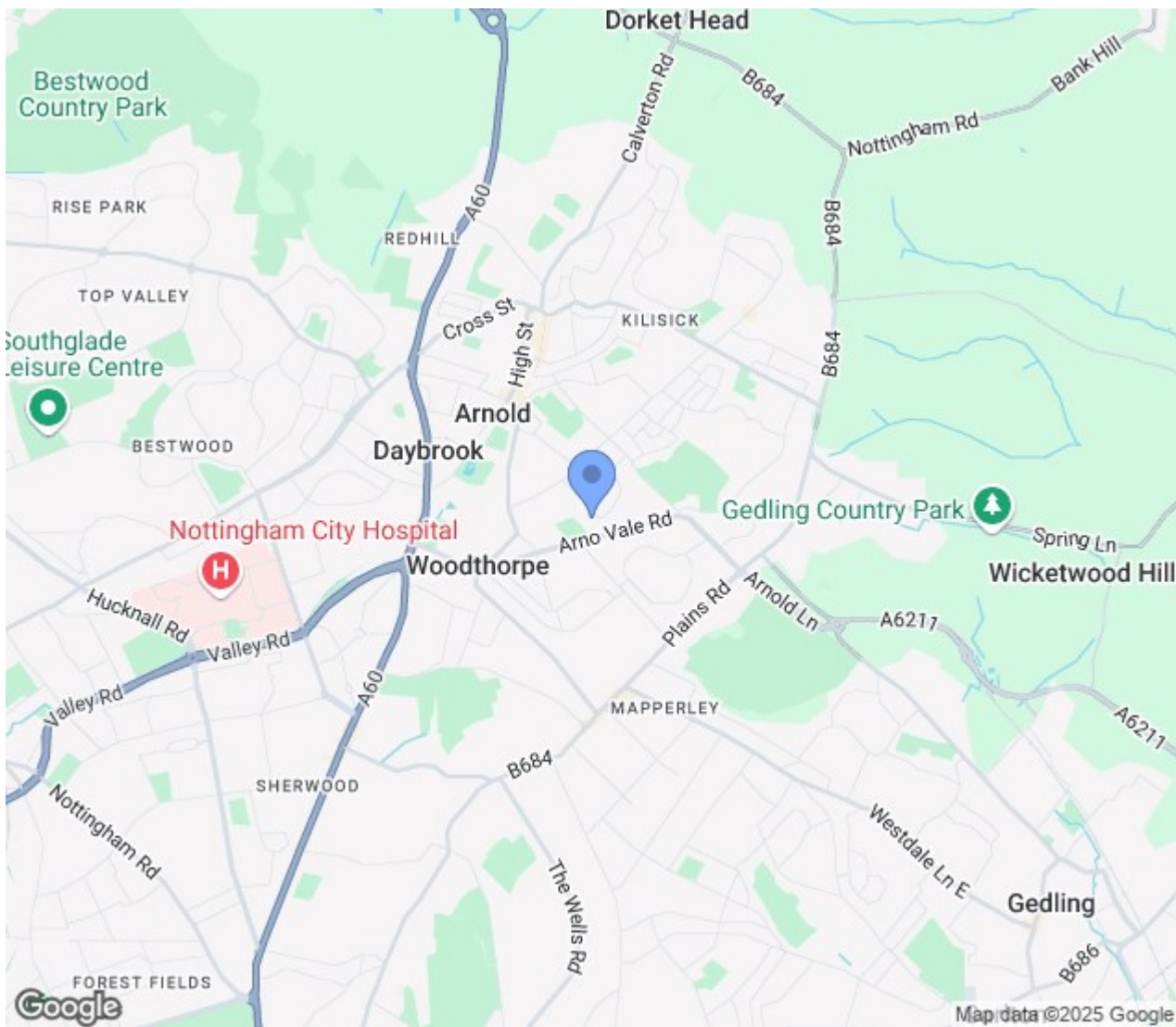
References and credit checks will be required.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</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		
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.
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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