



3 Coppice Gate, Arnold, NG5 7GH
£850 Per Calendar Month



Marriotts



3 Coppice Gate, Arnold, Nottingham, NG5 7GH

- Two bedrooms
- Well presented
- Gas central heating
- Great location
- Off road parking for two cars
- Double glazing
- Conservatory
- Unfurnished

A well presented two bedroom mid terraced property conveniently situated close to Arnold Town Centre. Viewing a must!!



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Overview

The property comprises -

Entrance Hallway

With radiator and large storage cupboard.

Kitchen

Having a range of fitted wall and base units including an integrated oven, induction hob and extractor fan. Also having washing machine*, a radiator and UPVC double glazed window. *Please note this item is goodwill only and will not be repaired or replaced by the landlord. **A slimline dishwasher and fridge freezer can be supplied if required.

Lounge

Having a tv point, radiator, laminate flooring, UPVC double glazed window, doors leading to the conservatory and stairs leading to the first floor.

Conservatory

With laminate flooring, radiator and doors leading to the rear garden.

Bedroom 1

The main bedroom has a built in storage cupboard, radiator and UPVC double glazed window.

Bedroom 2

With built in wardrobes, radiator and UPVC double glazed window.

Bathroom

Having a modern white suite including a shower over the bath, radiator and UPVC double glazed window.

Outside

To the front is a driveway providing off road parking for two cars and a storage cupboard.

To the rear is a low maintenance tiered garden with a patio area and shed.

Material Information

DEPOSIT - £980.00.

AVAILABLE - Mid May, 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. 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







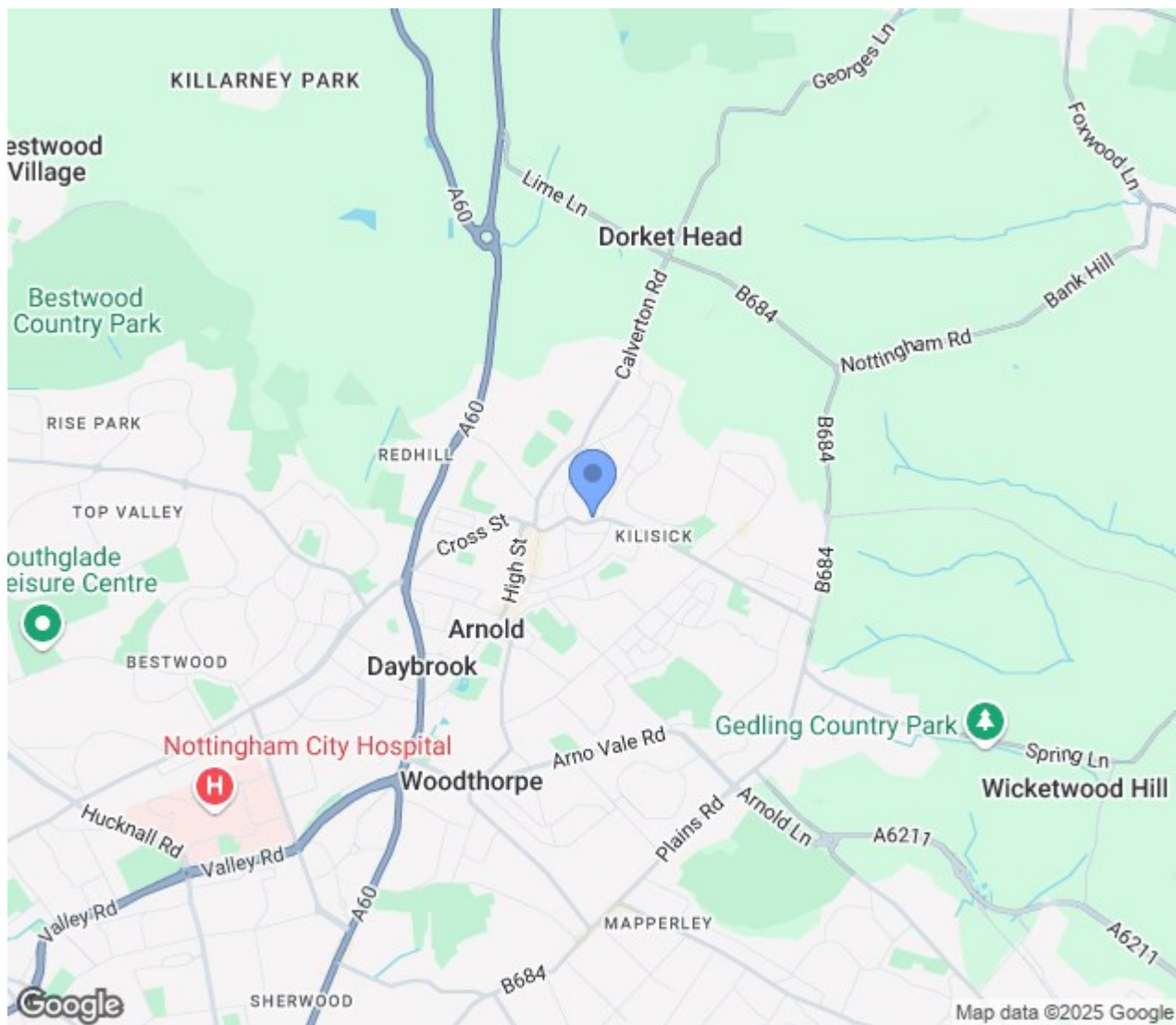
Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - not available.
ACCESS AND SAFETY INFORMATION - Rear garden is
tiered but the front driveway is flat.

References and credit checks will be required.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(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.

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