



84 Victoria Road, Netherfield, NG4 2HH
£650 Per Calendar Month



Marriotts



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- Double room in shared house
- Local shops just a short walk away
- Furnished
- *Inclusive of all bills*
- Great location
- Well presented

BILLS INCLUDED! A well presented furnished **DOUBLE ROOM** with private shower room in a well presented shared house. Easy access to City centre and local shops close by. Available **EARLY JULY!**



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Overview

This well presented property is conveniently situated within walking distance of Netherfield station and Victoria Retail Park. With a shared kitchen the house has 5 double rooms, each with private shower rooms. The main essential furniture is provided for each room, and along with the communal kitchen each room has a modern fitted kitchenette area with fridge and a private shower room. The property has gas central heating and double glazing. **ALL BILLS INCLUDED**, including broadband. Single occupant only.

Bedroom/Lounge

First floor bed/sitting room with small kitchenette area, built in storage, radiator. Essential furniture is included.

Private Shower Room

Situated on the first floor, having a modern white shower suite.

Communal Kitchen

Having a range of fitted wall and base units including oven, hob, extractor and fridge freezer. There is also a separate utility room with washing machine and tumble dryer.

Further Information

Deposit - £750

Inclusive of all bills.

Single employed occupants only.

MANAGEMENT OF TENANCY - the Landlord will be managing the property.

UTILITIES - mains gas, electric, water and sewerage included in the rent.

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.

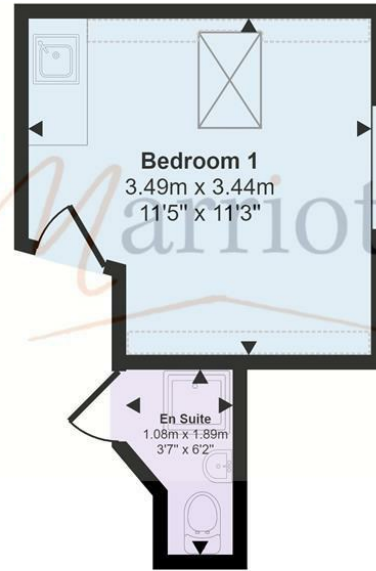
ACCESS AND SAFETY INFORMATION - The room is on the first floor.

References and credit checks will be required.






Approx Gross Internal Area
13 sq m / 138 sq ft




Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

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

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

www.*Marriotts*.net

