



1 Enderby Gardens, Redhill, NG5 8LX  
£1,950 Per Calendar Month

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Marriotts







# 1 Enderby Gardens, Redhill, Nottingham, NG5 8LX

- Well presented
- Three bathrooms
- Garage & driveway for 3 cars
- Great location
- Four double bedrooms
- Two reception rooms
- Private rear garden
- Viewing essential

A deceptively spacious four bedroom detached house also benefitting from three bathrooms, two reception rooms, large kitchen, garage and driveway for three cars. Viewing is a must!



**£1,950 Per Calendar Month**



## Overview

The property comprises -

## Entrance Hallway

Having a tiled floor with under floor heating, radiator, UPVC double glazed door and window and storage cupboard.

## Cloakroom

Also with a tiled floor, white suite, UPVC double glazed window and oak door.

## Lounge

To the front of the property with engineered wood flooring, oak door, radiator, UPVC double glazed window with blinds and part glazed doors leading to -

## Dining Room

L shaped lounge/diner with engineered flooring, oak door, radiator, UPVC double glazed window and patio doors with blinds, feature stone and marble gas fireplace.



### Kitchen

Having a range of oak cabinets incorporating an integrated dishwasher and fridge freezer, range cooker with electric ovens and 6 ring gas hob, extractor hood, granite effect worktops, tiled flooring, UPVC double glazed window and doors leading to the rear garden.

### Stairs & Landing

Carpeted stairs and landing with a built in storage cupboard.

### Laundry Room

With a washing machine\*, shelving and storage space.

\*Please note this item is goodwill only and won't be repaired or replaced by the landlord.

### Bedroom 1

To the rear with a range of light wood effect fitted wardrobes, beige carpet, radiator, UPVC double glazed window with blinds and oak door leading to the ensuite shower room.

### Ensuite

Having a modern white shower suite including vanity unit, chrome towel radiator and storage unit.

### Bedroom 2

To the front of the property with radiator, beige carpet, UPVC double glazed window with blinds and oak door to the ensuite shower room.

### Ensuite

With a modern white shower suite including vanity unit, chrome towel radiator, storage unit and UPVC double glazed window.

### Bedroom 3

To the rear with radiator, beige carpet, UPVC double glazed window with blinds and oak door

### Bedroom 4

To the front of the property with radiator, beige carpet, UPVC double glazed window with blinds and oak door.

### Family Bathroom

Fully tiled bathroom with a modern white suite including a shower over the bath, chrome towel radiator and UPVC double glazed window with blinds.

### Outside

To the front is parking for three cars and a garage with power and light. To the rear is a mature garden with patio area, lawn, pond, shed and mature trees.

### Material Information











DEPOSIT - £2250.00.

AVAILABLE - 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 - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band D - Gedling Borough 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 gardens and access to the front, three steps up to part of the rear garden.

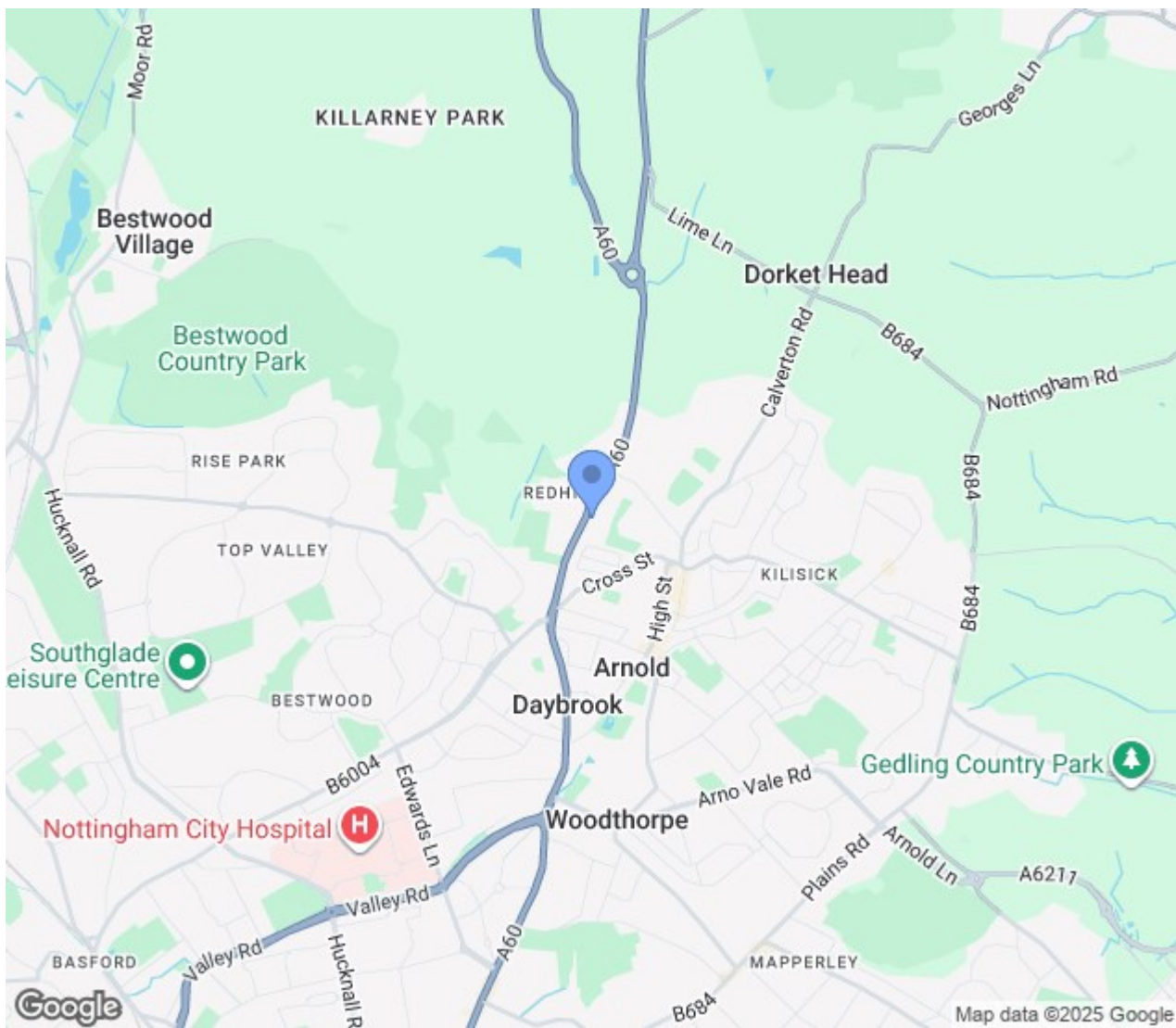
References and credit checks are required.












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>64</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.**

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