



15 Maurice Drive, NG3 5GF  
£1,250 Per Calendar Month

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Marriotts





# 15 Maurice Drive, Nottingham, NG3 5GF

- Three bedrooms
- Double glazing
- Garage & driveway
- Gas central heating
- Convenient location
- Spacious accommodation

A spacious three bedroom property conveniently situated giving easy access to Sherwood, Mapperley and Woodthorpe.

**£1,250 Per Calendar Month**



## Overview

The property comprises -

## Entrance Porch

With UPVC double glazed doors, laminate flooring and part glazed door leading to -

## Dining Area

With laminate flooring, radiator, part glazed doors to the lounge, radiator, two storage cupboards and stairs to the first floor.

## Lounge

Large lounge partially separated in to two areas, four radiators, laminate flooring, feature coal effect gas fire with oak surround, UPVC double glazed window to the rear and UPVC double glazed door leading to the lean to.

## Lean-to

Brick and single glazed with a tiled floor.





### Kitchen

Having a range of wood effect wall and base units, wood effect worktop, gas hob, new electric double oven, slimline dishwasher, tiled floor, space and plumbing for other appliances. UPVC double glazed window and door to the side.

### Bedroom 2

To the ground floor with laminate flooring, radiator, two UPVC double glazed windows and built in storage.

### Bedroom 1

Also to the ground floor with laminate flooring, radiator, UPVC double glazed window and built in storage.

### Bathroom

Having a bath with a shower over, sink, radiator, UPVC double glazed window and tiled flooring.

### Separate Toilet

With toilet, laminate flooring and UPVC double glazed window.

### Bedroom 1

To the first floor with laminate flooring, UPVC double glazed window and radiator.

### Outside

To the front is a garden with mature shrubs and bushes. Driveway and garage.

To the rear there are steps down to a paved area, tiered lawns with mature trees and shrubs.

### Storage Area

Large storage area with power and lighting.

### Material Information

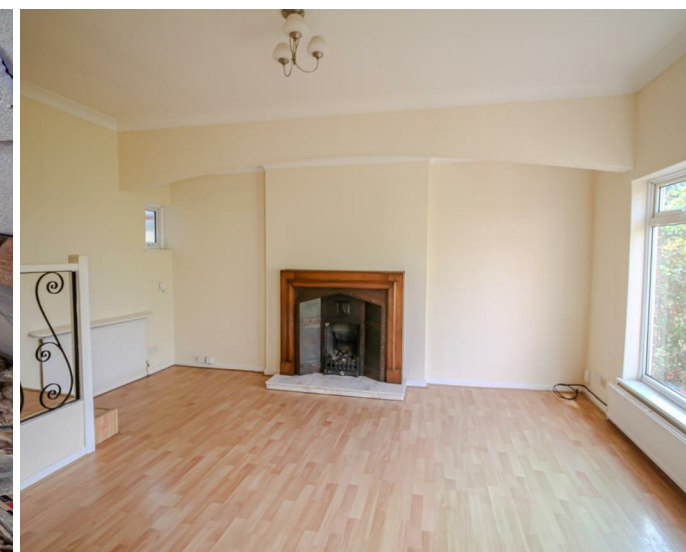
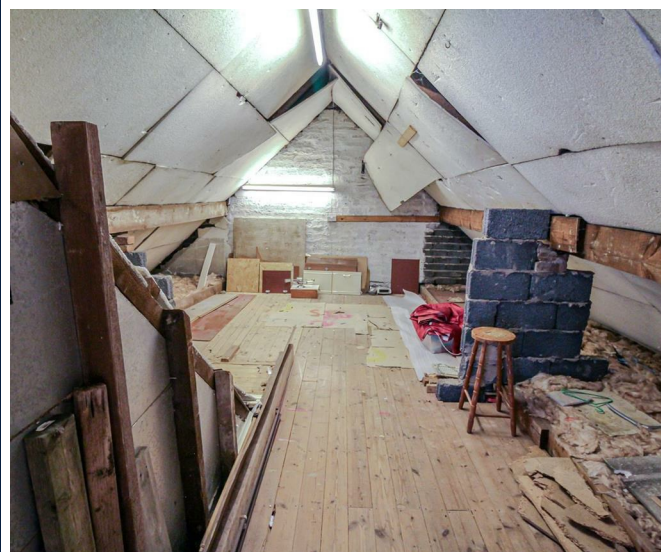
DEPOSIT - £1440

AVAILABLE - Available mid October, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - The landlord will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.











ELECTRICITY & GAS SUPPLIER - Ovo Energy  
WATER SUPPLIER - Severn Trent Water.  
COUNCIL TAX - Band D - 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 - Three steps to the front, steps down to the rear garden.  
PLEASE NOTE: There is a small amount of subsidence that is currently being investigated by the buildings insurance company. This may result in a tree being removed from the back garden.

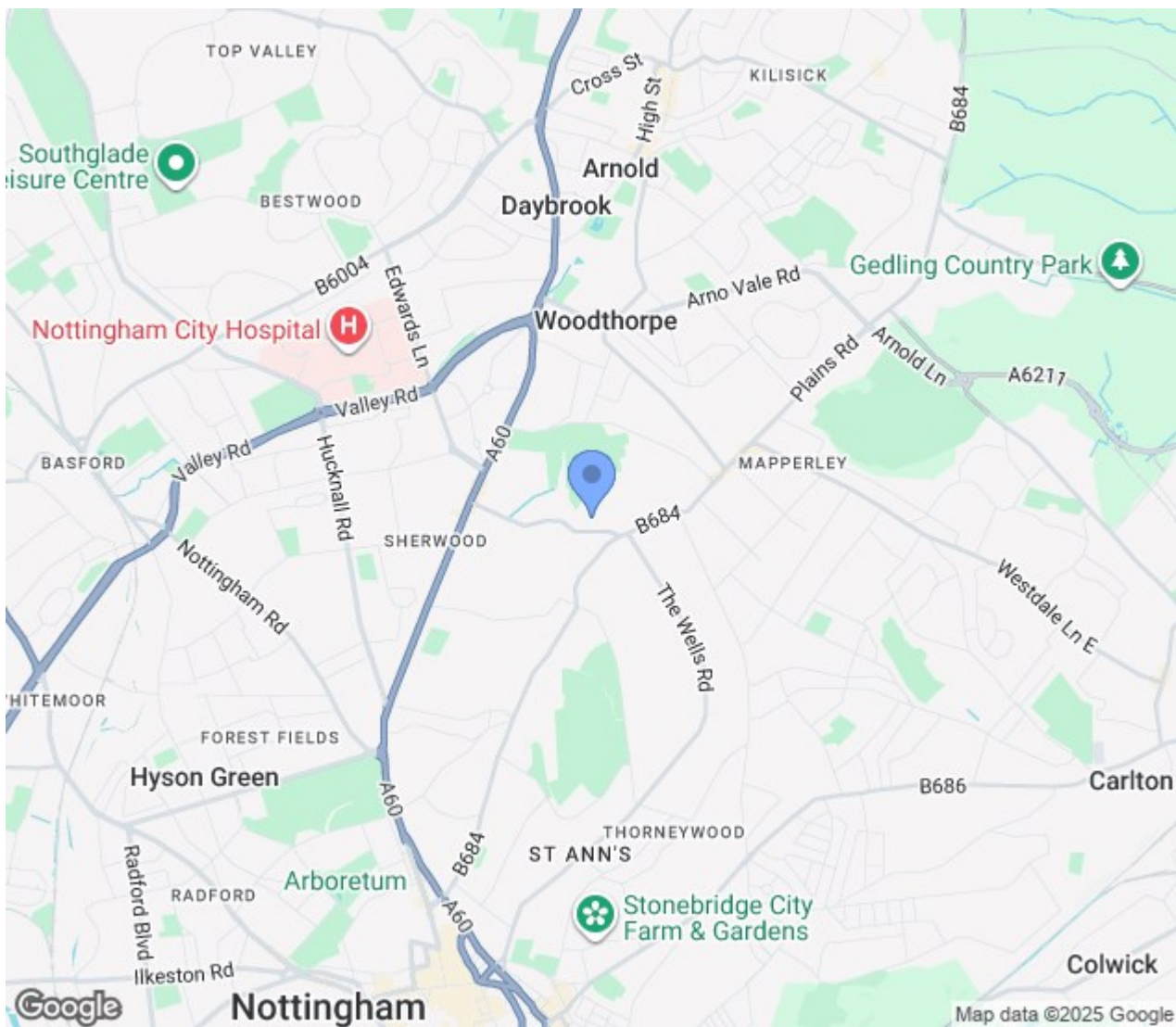
References and credit checks are mandatory.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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](mailto: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.
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