



2 Staples Street, Mapperley, NG3 5HR
£1,100 Per Calendar Month



Marriotts



2 Staples Street, Mapperley, Nottingham, NG3 5HR

- Unfurnished or Part Furnished
- Double Glazing
- Great Location
- Short walk of bus stops and amenities
- Garden
- Gas Central Heating
- Well Presented

AVAILABLE NOW! This well presented semi detached house offers a fantastic dining kitchen, good sized lounge and garden. Located close to amenities and a few minutes walk of the bus stops with easy access to the city centre! Can be furnished as shown in the photos or can be unfurnished if desired.



£1,100 Per Calendar Month



Overview

This well presented property can be partly furnished as seen in the photos, however the furniture can be removed if not required.

Entrance Hallway

With stairs to first floor, under stair storage cupboard.

Lounge

Double glazed bay window to the front, feature fireplace, TV aerial point, radiator, laminate flooring.

Kitchen Diner

With range of quality fitted modern white units, wood effect rolled edge work surface over, one and a half bowl sink and drainer unit with mixer tap, stainless steel range style cooker with electric oven, 5 ring gas hob and extractor over, integrated washer/dryer and dishwasher, fridge/freezer, tiled floor, and patio doors to garden.

Stairs & Landing

Bedroom 1

Double glazed window to the front, exposed floorboards, radiator, feature fireplace.

Bedroom 2

Double glazed window to the rear, radiator.

Bedroom 3

Double glazed window to the front, radiator.

Bathroom

Opaque double glazed window to the rear, fitted with a white suite comprising of WC, wash hand basin and panelled bath with shower over.

Outside

Outside to the rear is an enclosed low maintenance garden with decking area, a gate at the side of the property leads onto Querneby Road.

Material Information

RESTRICTIONS - The property can be part furnished or unfurnished. Due to health reasons the Landlord is unable to allow pets at this property.

DEPOSIT - £1265

AVAILABLE - Now

MINIMUM TENANCY TERM - 6 month initial tenancy.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - 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





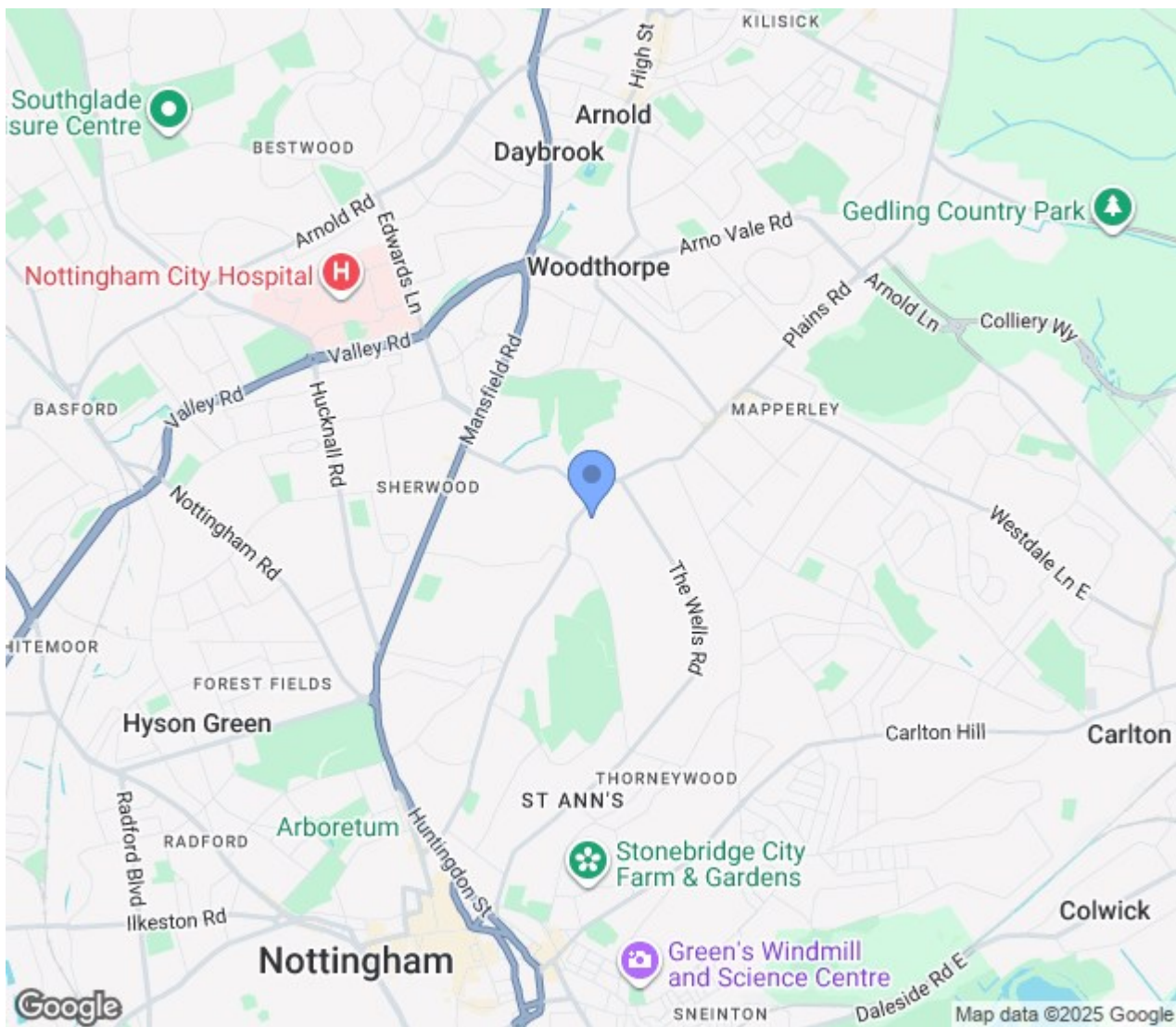


doesn't work please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGER POINT - Not available.
ACCESS AND SAFETY INFORMATION - Level access at front and rear.

References and credit checks will be required.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	57	
(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.

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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