



325 Perry Road, NG5 1GQ  
£1,100 Per Calendar Month



Marriotts



- Refurbished
- Driveway
- Gas central heating
- Great location
- Three bedrooms
- Dining kitchen
- Double glazing
- Close to amenities

This three bedroom semi-detached property has been fully refurbished and gives easy access to roadlinks, the City Hospital and local amenities. Viewing is essential.



## Overview

The comprises -

## Entrance Hallway

With UPVC double glazed window, composite front door, radiator, understair storage cupboard and new grey carpet.

## Lounge

To the front with radiator, UPVC double glazed window and new grey carpet.

## Dining Area

Having two radiators, UPVC double glazed window and door to the rear garden, new grey carpet.

## Kitchen Area

Open plan from the dining area newly fitted with a range of grey gloss wall and base units including an electric oven, hob and extractor hood. There is also a combi boiler, UPVC double glazed window, new vinyl flooring and space for a washing machine and fridge freezer.

## Stairs & Landing

New grey carpet.

## Bedroom 1

To the rear with radiator, UPVC double glazed window and new grey carpet.

## Bedroom 2

To the front with radiator, UPVC double glazed window and new grey carpet.

## Bedroom 3

Also to the front with radiator, UPVC double glazed window and new grey carpet.

## Separate Toilet

With radiator, UPVC double glazed window, toilet and new vinyl flooring.

## Shower Room

Having a modern white shower suite including a vanity unit, chrome towel radiator, UPVC double glazed window and bathroom cabinet.

## Outside

To the front is off road parking. To the rear is an outside store and mature garden.

## Material Information

**DEPOSIT** - £1265.00. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited against the security deposit when acceptable references are completed.

**AVAILABLE** - Long term.

**MINIMUM TENANCY TERM** - 12 months.

**MANAGEMENT OF TENANCY** - Marriotts will be managing the property.

**UTILITIES** - Mains electric, water and sewerage.

**GAS & ELECTRIC SUPPLIER** - Ovo Energy.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band B - Nottingham City 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.







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.

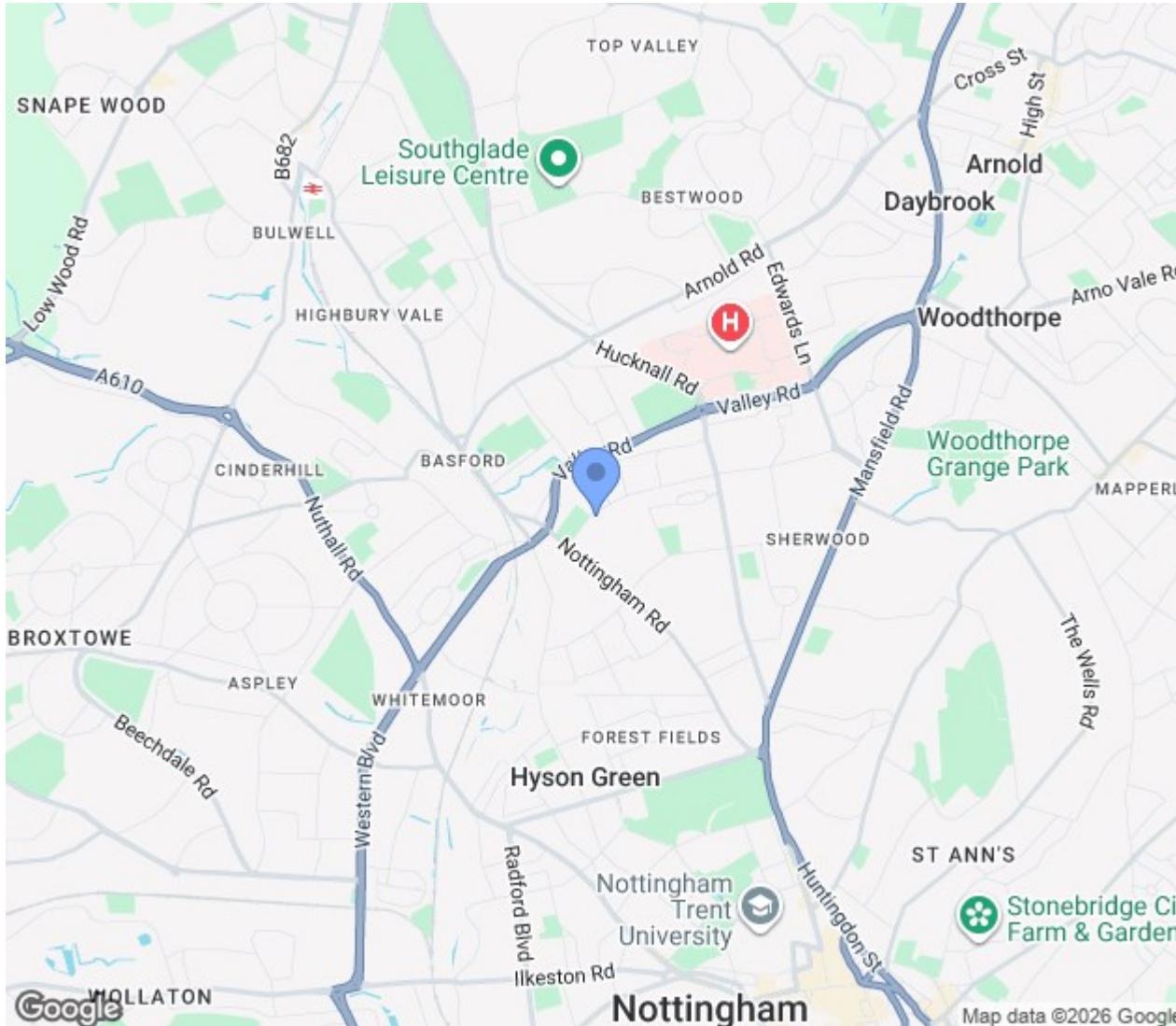
FLOOD RISK - Very low.

ACCESS AND SAFETY INFORMATION - Level access to the front, three steps from the back door and then level at the rear.

References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.







| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus)                            | A       |                         |
| (81-91)   | B       | 82                      |
| (69-80)   | C       |                         |
| (55-68)   | D       |                         |
| (39-54)   | E       | 49                      |
| (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.