



76 Chadwick Road, NG7 5NP
£1,000 Per Calendar Month

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76 Chadwick Road, Nottingham, NG7 5NP

- Three bedrooms
- Double glazing
- Large kitchen
- Gas central heating
- Two reception rooms
- Great location

Three bedroom semi-detached house giving easy access to the city centre, amenities and road links.

£1,000 Per Calendar Month



Overview

The property comprises -

Entrance Hallway

With radiator, storage cupboard and UPVC double glazed front door.

Lounge

To the front of the property with radiator, grey carpet and UPVC double glazed bay window with vertical blinds.

Dining Room

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

Kitchen

Having a range of fitted wall and base units including a new gas oven and extractor hood. Tiled floor, radiator, door to the cellar, two UPVC double glazed windows and door to the rear garden.



Stairs & Landing

With grey carpet and UPVC double glazed window with vertical blinds.

Bedroom 1

To the front with radiator, grey carpet, wardrobe and UPVC double glazed window with vertical blinds.

Bedroom 2

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

Bedroom 3

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

Bathroom

Corner bath, toilet, sink and separate shower cubicle, radiator, and

Toilet

Toilet and UPVC double glazed window.

Outside

Front garden and tiered rear garden.

Material Information

DEPOSIT - £1150.00. 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 - To be confirmed.

UTILITIES - Mains electric, water and sewerage.

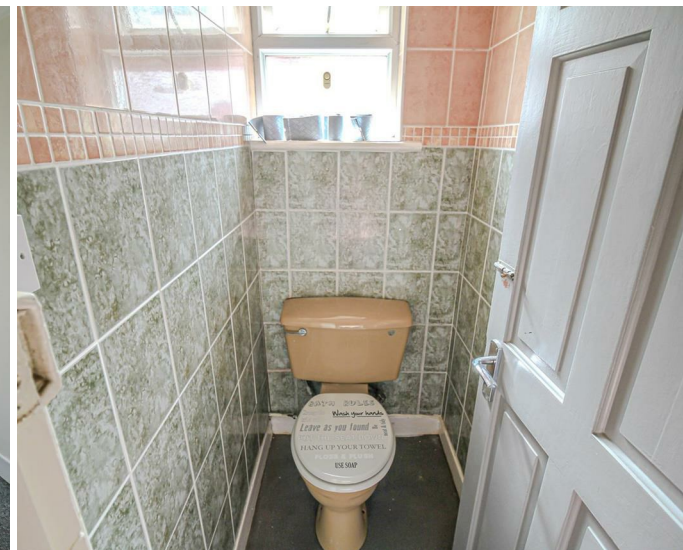
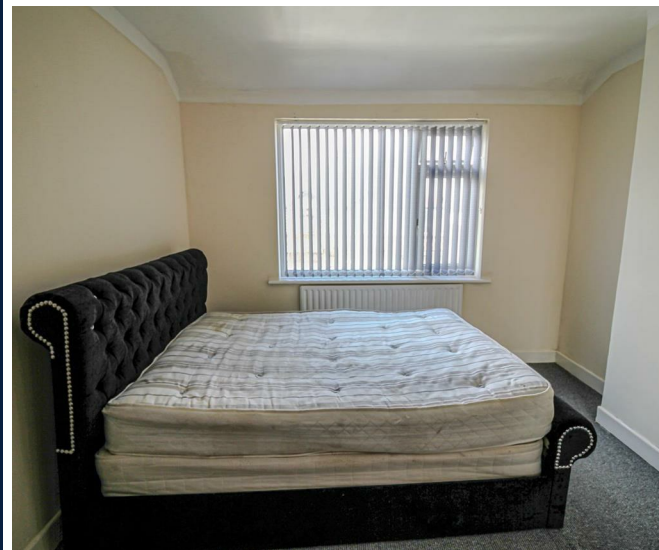
GAS & ELECTRIC SUPPLIER - EDF Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Nottingham City Council.

BROADBAND 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.

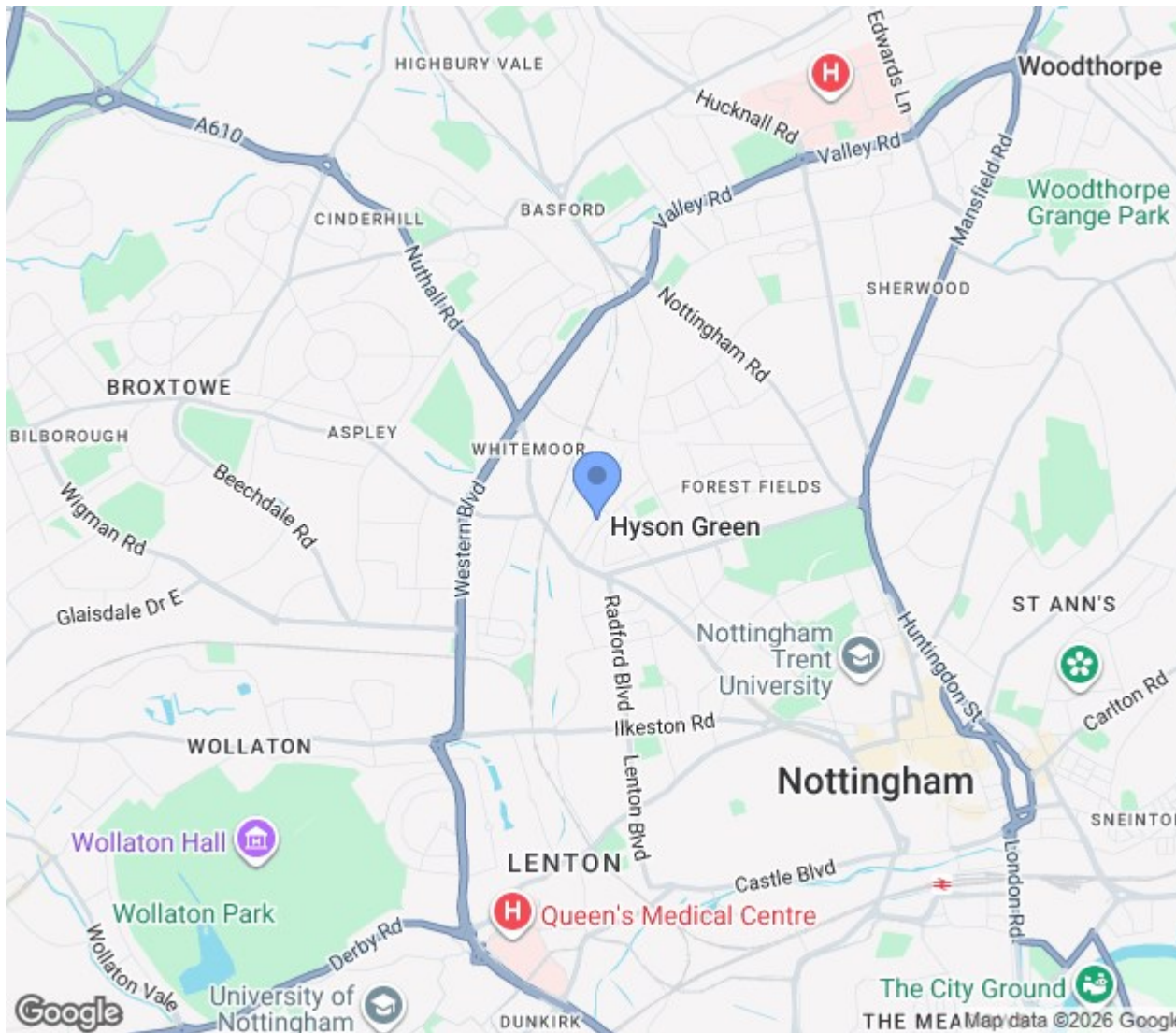
FLOOD RISK - Very low.

ACCESS AND SAFETY INFORMATION - Stepped access to the front, tiered garden to 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		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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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