



23 Barlock Road, Basford, NG6 0FG
£1,250 Per Month



Marriotts



23 Barlock Road, Basford, Nottingham, NG6 oFG

- Three bedrooms
- Newly decorated and carpeted throughout
- Landscaped rear garden
- Full length lounge diner
- Modern kitchen with appliances
- Hall with downstairs toilet

A very well presented three-bedroomed semi-detached house in a popular location just off the Ring Road, with easy access to local shopping facilities, the city and both QMC and the City Hospital. Newly redecorated and recarpeted throughout the property comprises - Entrance hall with downstairs toilet, full-length through lounge diner with sliding patio door, modern kitchen with appliances including a dishwasher, three bedrooms and a bathroom on the first floor. The property also has a large full-width rear patio with large shed and gated access on to a lovely lawned and landscaped rear garden! Block paved shared driveway with additional front parking.

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Entrance Hall

With double glazed composite front entrance door, cupboard housing the consumer unit and smart electric meter, original balustrade staircase with under-stair cupboard housing the smart gas meter. Radiator, LED downlights, and doors to the lounge diner, kitchen and downstairs toilet.

Downstairs Toilet

Wash basin tiled splashback, dual flush toilet, radiator and UPVC double-glazed side window.

Lounge Diner

UPVC double-glazed front window, UPVC double glazed sliding patio door to the rear, three radiators, multiple LED downlights, chrome sockets and switches with TV aerial point and a telephone point.



Kitchen

A range of units with wood effect worktops, inset one-and-a-half bowl stainless steel sink unit and drainer and stone effect tiled splashbacks. Brushed steel trim integrated electric oven and four-ring gas hob with matching extracted canopy. Integrated dishwasher, wall-mounted Baxi combination gas boiler, two radiators, multiple LED downlights, UPVC double glazed window and door to the rear.

First Floor Landing

LED downlights and UPVC double-glazed side window.

Bedroom 1

UPVC double-glazed front window, radiator, LED downlights, TV aerial point and wiring.

Bedroom 2

UPVC double-glazed rear window, LED downlights, radiator and TV aerial point.

Bedroom 3

UPVC double-glazed rear window, radiator, LED downlights and TV aerial point.

Bathroom

A white suite consisting of a bath with tiled surround, glass screen and electric shower, traditional style toilet and pedestal wash basin with tiled splashbacks. LED downlights, radiator, UPVC double glazed side and rear windows.

Outside

To the front is a shared block paved driveway, with additional private block paved frontage for two cars. To the rear is an outside tap and side gate to the patio. To the rear is a large enclosed paved patio/seating area, large garden shed with light and power and a low brick walled perimeter wall and gated access leading onto the lawn. The lawn also has a low brick retaining walled perimeter containing a wide variety of mature shrubs, external powder points and a further outside tap. The garden is enclosed with a concrete post and fence panelled perimeter.

Material Information

DEPOSIT: £1500:00 - You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - Now, long term.

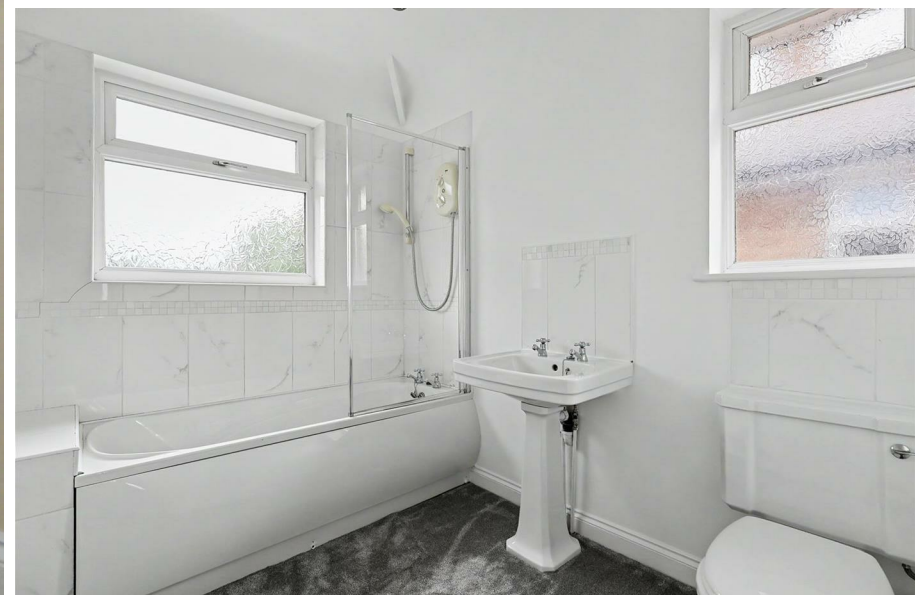




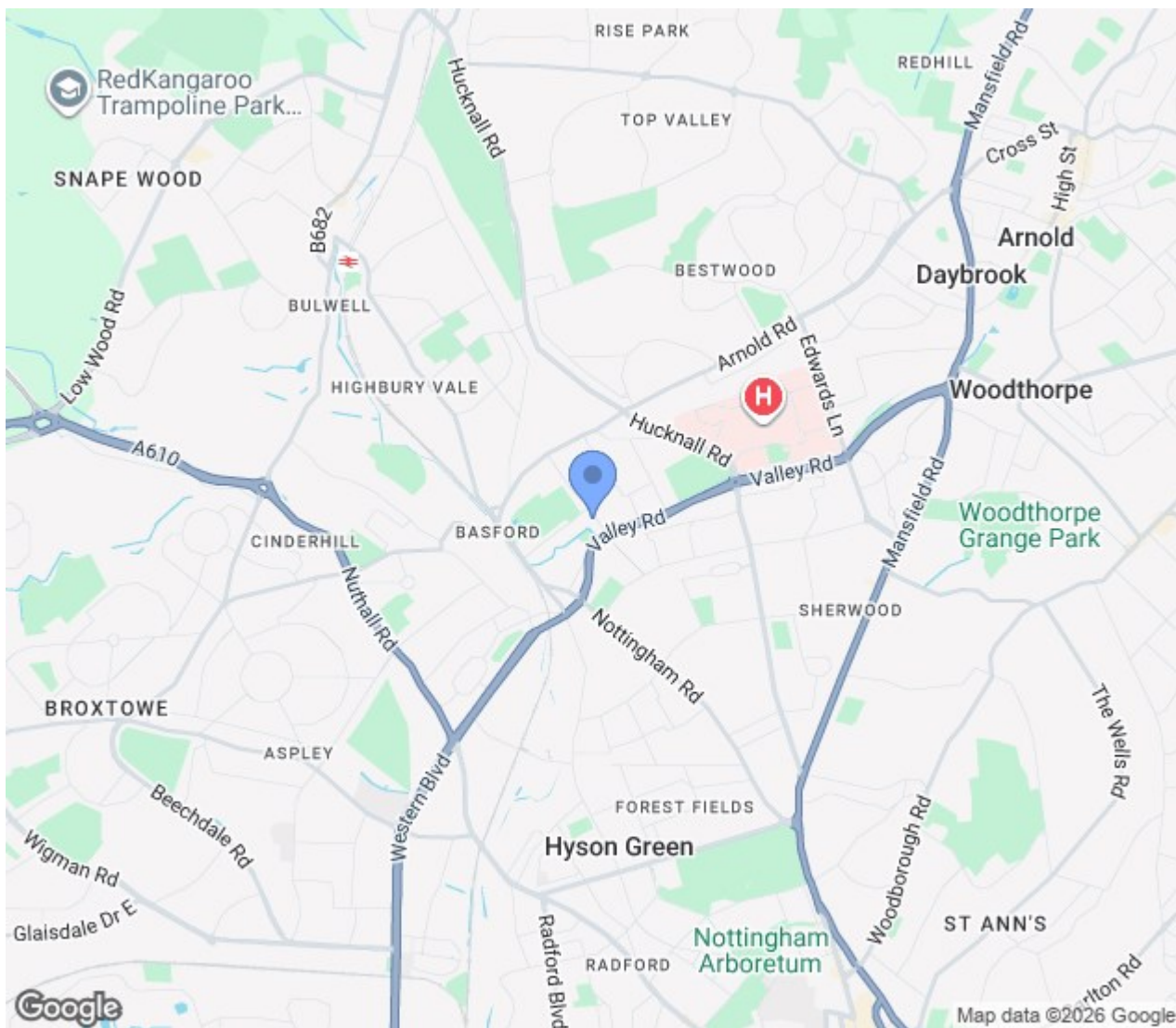


MANAGEMENT OF TENANCY - Marriotts will be managing the property.
COUNCIL TAX: Nottingham City - Band B
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Yes - shared driveway
FLOOD RISK: Very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: Kitchen
UTILITIES - Mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Not available.
ACCESS AND SAFETY INFORMATION: Level access.

References and credit checks will be required.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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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