



3 Coppice Gate, Arnold, NG5 7GH
£850 Per Calendar Month

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Marriotts



3 Coppice Gate, Arnold, Nottingham, NG5 7GH

- Two bedrooms
- Well presented
- Gas central heating
- Great location
- Off road parking for two cars
- Double glazing
- Conservatory
- Unfurnished

A well presented two bedroom mid terraced property conveniently situated close to Arnold Town Centre. Viewing a must!!



£850 Per Calendar Month



Overview

The property comprises -

Entrance Hallway

With radiator and large storage cupboard.

Kitchen

Having a range of fitted wall and base units including an integrated oven, induction hob and extractor fan. Also having washing machine*, slimline dishwasher* and fridge freezer*, a radiator and UPVC double glazed window. *Please note these items are goodwill only and will not be repaired or replaced by the landlord.

Lounge

Having a tv point, radiator, laminate flooring, UPVC double glazed window, doors leading to the conservatory and stairs leading to the first floor.

Conservatory

With laminate flooring, radiator and doors leading to the rear garden.

Bedroom 1

The main bedroom has a built in storage cupboard, radiator and UPVC double glazed window.

Bedroom 2

With built in wardrobes, radiator and UPVC double glazed window.

Bathroom

Having a modern white suite including a shower over the bath, radiator and UPVC double glazed window.

Outside

To the front is a driveway providing off road parking for two cars and a storage cupboard.

To the rear is a low maintenance tiered garden with a patio area and shed.

Material Information

DEPOSIT - £980.00.

AVAILABLE - Mid August.

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

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water. There is a water meter at the property.

COUNCIL TAX - Band B - Gedling Borough 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.



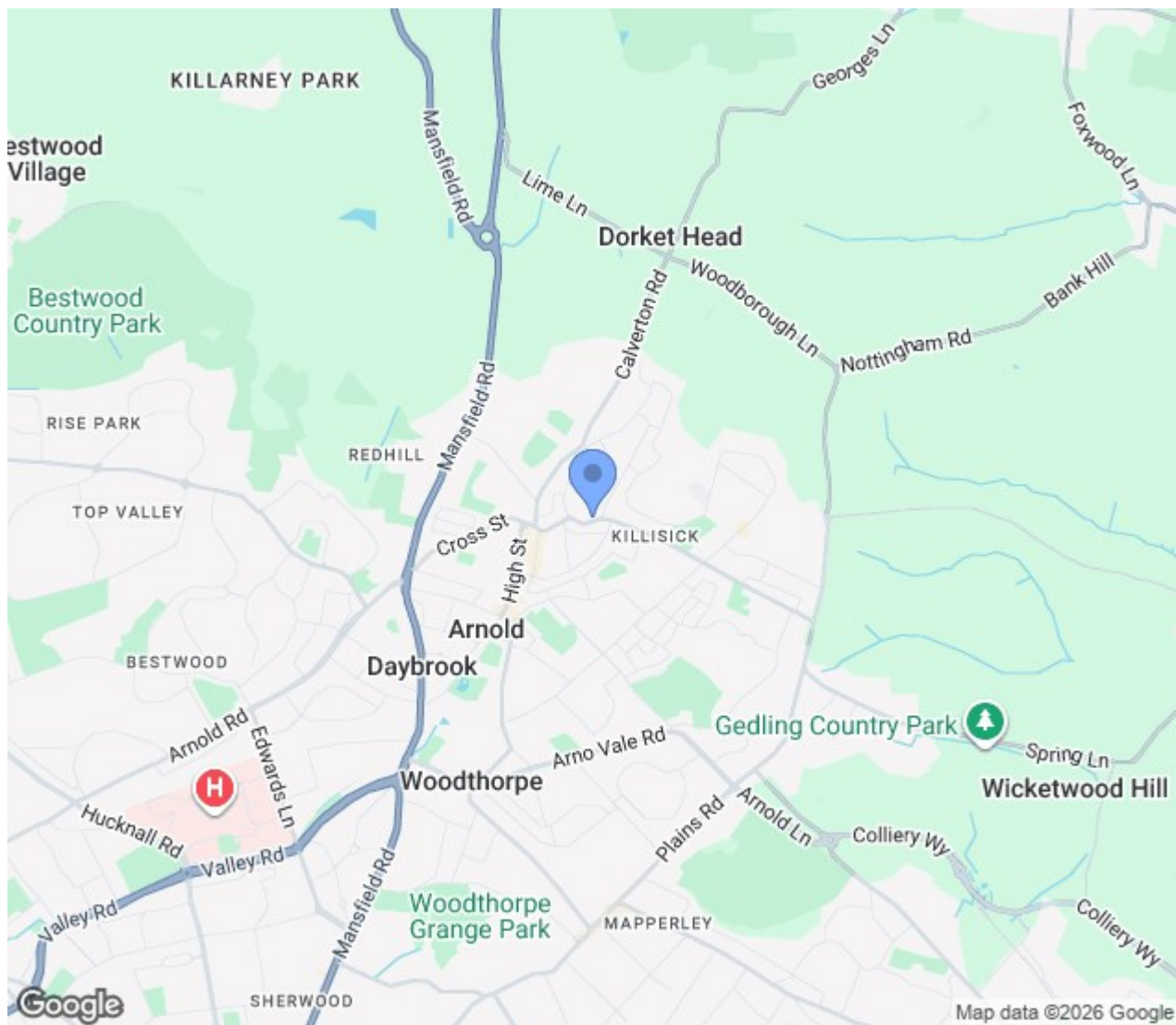




FLOOD RISK - Very low.
ELECTRIC CAR CHARGER POINT - not available.
ACCESS AND SAFETY INFORMATION - Rear garden is tiered but the front driveway is flat.
Some redecoration will be done prior to the start of the new tenancy.
References and credit checks will be required.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(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.
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