



17 Festus Street, Netherfield, NG4 2LN  
£850 Per Calendar Month

 2  1  2  C



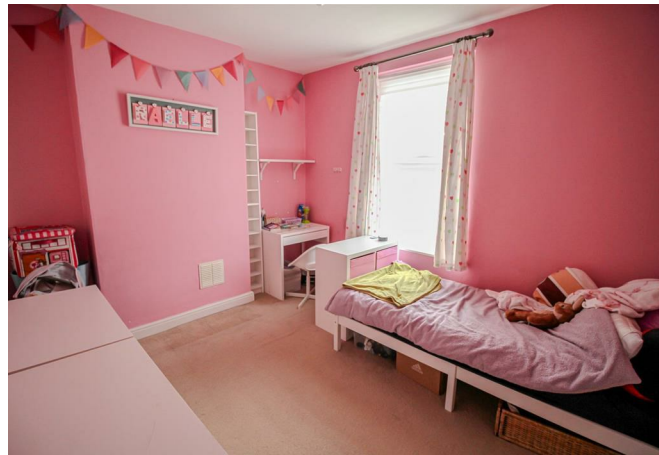




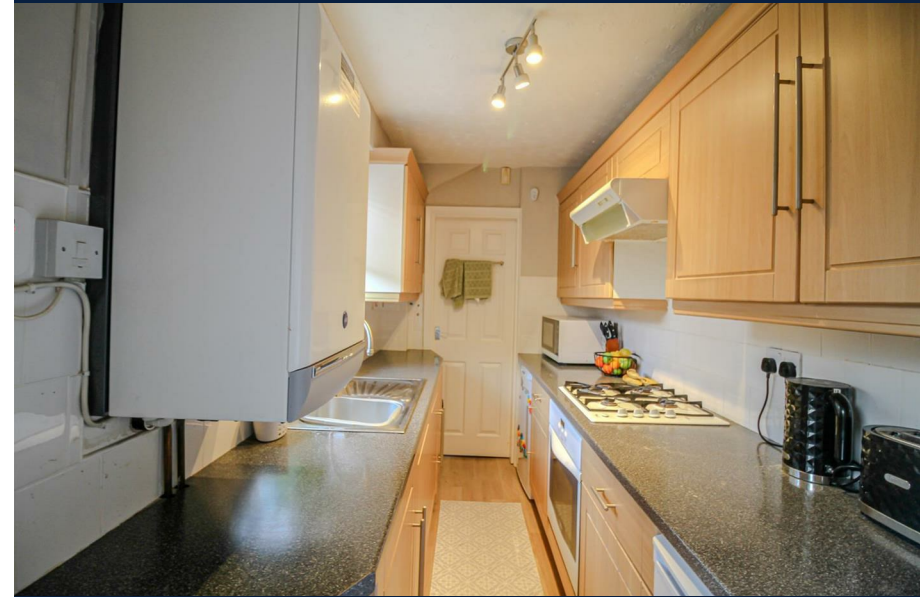


# 17 Festus Street, Netherfield, Nottingham, NG4 2LN

- Two bedrooms
- Gas central heating
- Great location
- Well presented
- Double glazing
- Two reception rooms



**£850 Per Calendar Month**



## Overview

This well presented property comprises -

## Lounge

With UPVC front door and window, radiator and light wood effect laminate.

## Dining Room

Also with light wood effect laminate, UPVC double glazed window, radiator, decorative fireplace and stairs to the first floor.

## Kitchen

Having a range of light wood effect wall and base units including an electric oven, gas hob, and under counter fridge\* and freezer\*. \*Please note these items are goodwill only and will not be repaired or replaced by the landlord.

### Inner Lobby

With space for washing machine and tumble dryer. Part glazed UPVC door leading to the rear garden area.

### Bathroom

With a white suite incorporating a shower over the bath., UPVC double glazed window, radiator and vinyl flooring.

### Stairs

To the first floor.

### Bedroom 1

To the front with radiator, UPVC double glazed window and built in storage cupboard over the stairs.

### Bedroom 2

To the rear with radiator, UPVC double glazed window and wardrobe.

### Outside

Low maintenance rear garden area.

### Material Information

DEPOSIT - £980. 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 - long term

INCLUDED - Blinds where seen.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

FLOOD RISK: No

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - British Gas

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Gedling Borough Council Band A.

B R O A D B A N D A V A I L A B I L I T Y -

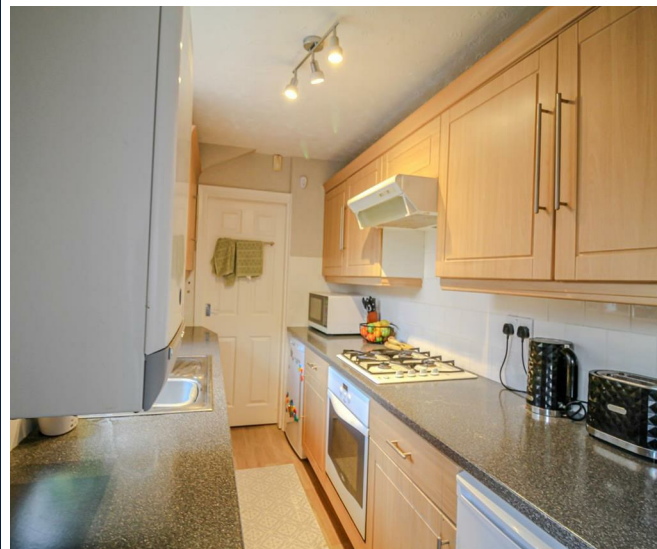
[https://checker.ofcom.org.uk/en-gb/broadband-](https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958)

[coverage#pc=NG184AY&uprn=10012812958](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.

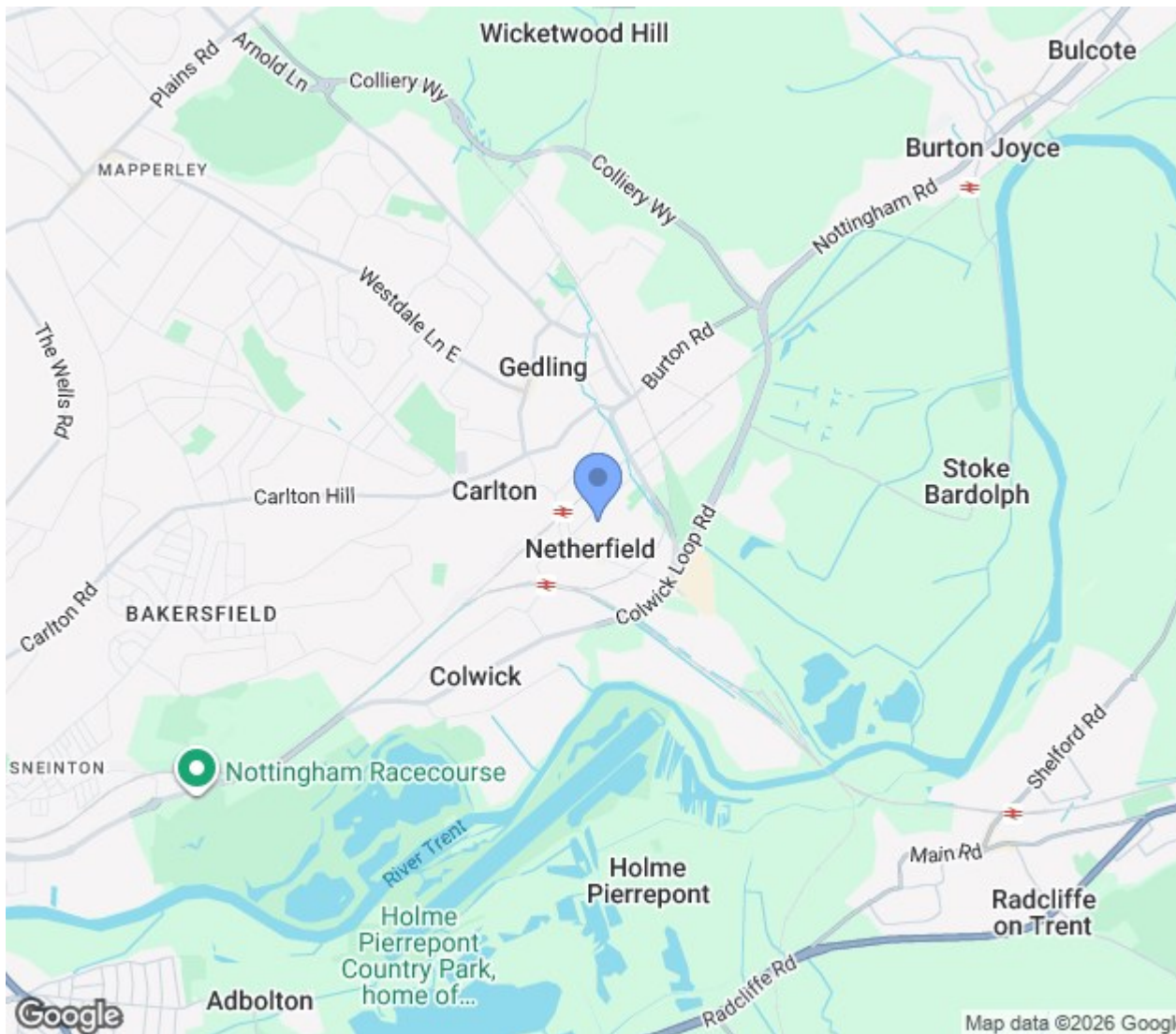
References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

41 Plains Road, Mapperley, Nottingham NG3 5JU  
 0115 953 6644  
 lettings@marriotts.net

www.Marriotts.net

