73 Eastdale Road, Bakersfield, NG3 7GP

£1,250 Per Month

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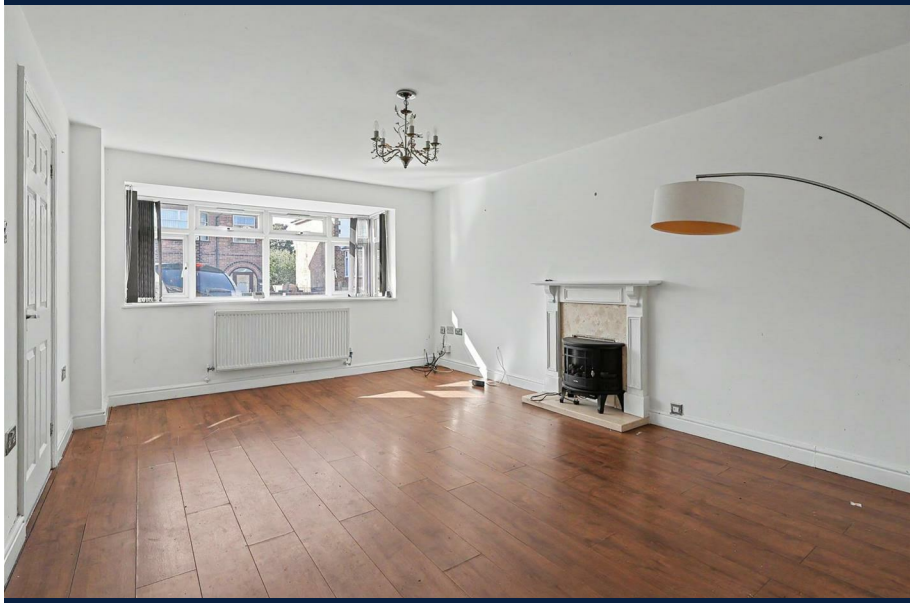
Marriotts

73 Eastdale Road
Bakersfield, NG3 7GP

- Three bedrooms
- Gas central heating
- Modern kitchen diner
- Detached
- Double glazing
- Off road parking

A well presented three bedroom detached property with low maintenance gardens and off road parking. Available early October.

£1,250 Per Month



Overview
The property comprises -

Entrance Hallway
With laminate flooring, cupboard housing the combi boiler, radiator and UPVC double glazed door.

Cloakroom
Having a white suite including vanity unit and towel radiator.

Lounge
Also with laminate flooring, radiator, large double glazed front window and decorative fireplace.

Kitchen Diner
Having a range of modern grey gloss wall and base units, integrated microwave and electric oven, gas hob, extractor hood, under stair storage cupboard, UPVC double glazed windows and French doors leading to the garden.

Stairs & Landing

With grey carpet and UPVC double glazed window.

Bedroom 1

To the front with grey carpet, radiator and two UPVC double glazed windows.

En Suite

Having a white suite including a vanity unity, towel radiator, tiled floor and UPVC double glazed windows.

Bedroom 2

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

Bedroom 3

To the front with laminate flooring, radiator and UPVC double glazed window.

Bathroom

With white suite, shower over the bath, vanity unit, towel radiator and UPVC double glazed window.

Outside

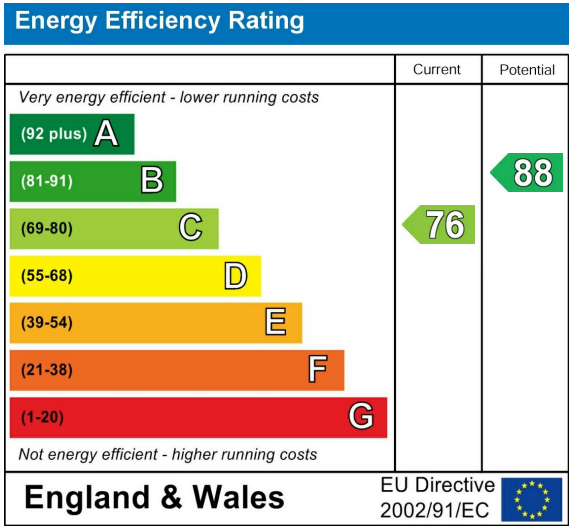
Low maintenance garden to the rear and parking for one car at the front.

Material Information

DEPOSIT - £1555.00. 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.
MANAGEMENT OF TENANCY - Marriotts will be managing the property.
UTILITIES - Mains electric, water and sewerage.
GAS & ELECTRIC SUPPLIER - Fuse Energy.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band C - Nottingham City 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.
ELECTRIC CAR CHARGER POINT - Not available.
FLOOD RISK - Very low.
ACCESS AND SAFETY INFORMATION - Sloped 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.



Please contact us on 0115 953 6644 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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