



72B Main Road, Radcliffe-On-Trent, NG12 2BP
£1,300 Per Calendar Month

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Marriotts



72B Main Road, Radcliffe-On-Trent, Nottingham, NG12 2BP

- Three bedrooms
- Off road parking for two cars
- Double glazing
- Detached
- Redecorated and new floorings
- Gas central heating
- Convenient location
- Viewing essential

A redecorated three bedroom bungalow, with a private garden, modern kitchen, two bathrooms and new floorings. Viewing is a must.

£1,300 Per Calendar Month



Overview

The property comprises -

Porch

UPVC double glazed porch.

Entrance Hallway

Having new grey carpet, two storage cupboards, radiator and access to all rooms.

Lounge

With feature decorative fireplace, three UPVC double glazed windows, two radiators and new grey carpet.

Kitchen Diner

Having a range of fitted wall and base units including a freestanding double electric oven with gas hob and extractor hood. New vinyl flooring, pantry, washing machine* radiator, one UPVC double glazed window to the side and one single glazed window looking into the conservatory.

*Please note this item is goodwill only and won't be repaired or replaced by the landlord.



Conservatory

The conservatory is currently undergoing work that will be completed prior to the start of the tenancy.

Bedroom 1

To the front of the property with radiator, UPVC double glazed window, radiator, new grey carpet and built in storage.

Shower Room

With a modern white shower suite, chrome towel radiator, UPVC double glazed window and new vinyl flooring.

Bedroom 2

To the rear of the property with radiator, UPVC double glazed window, radiator, new grey carpet and built in storage.

*There is currently a sofa in this room which can be removed if not required.

Bedroom 3

To the front with radiator, UPVC double glazed window and new grey carpet.

Bathroom

Having a white suite incorporating an electric shower over the bath, radiator, UPVC double glazed window and new vinyl flooring.

Outside

To the front of the property there are mature shrubs and two parking spaces. To the rear is a private garden with patio, lawn and mature shrubs.

Material Information

DEPOSIT - £1500. 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 - Late August, long term.

BLINDS - Included where seen.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

FLOOD RISK: Low.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - TBC

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band D - Rushcliffe 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.

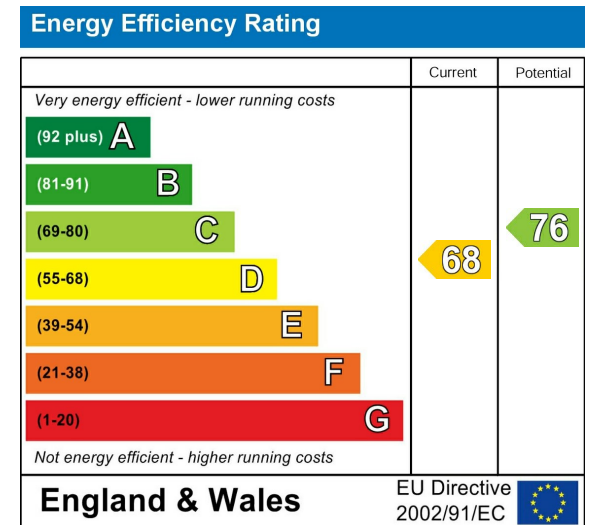
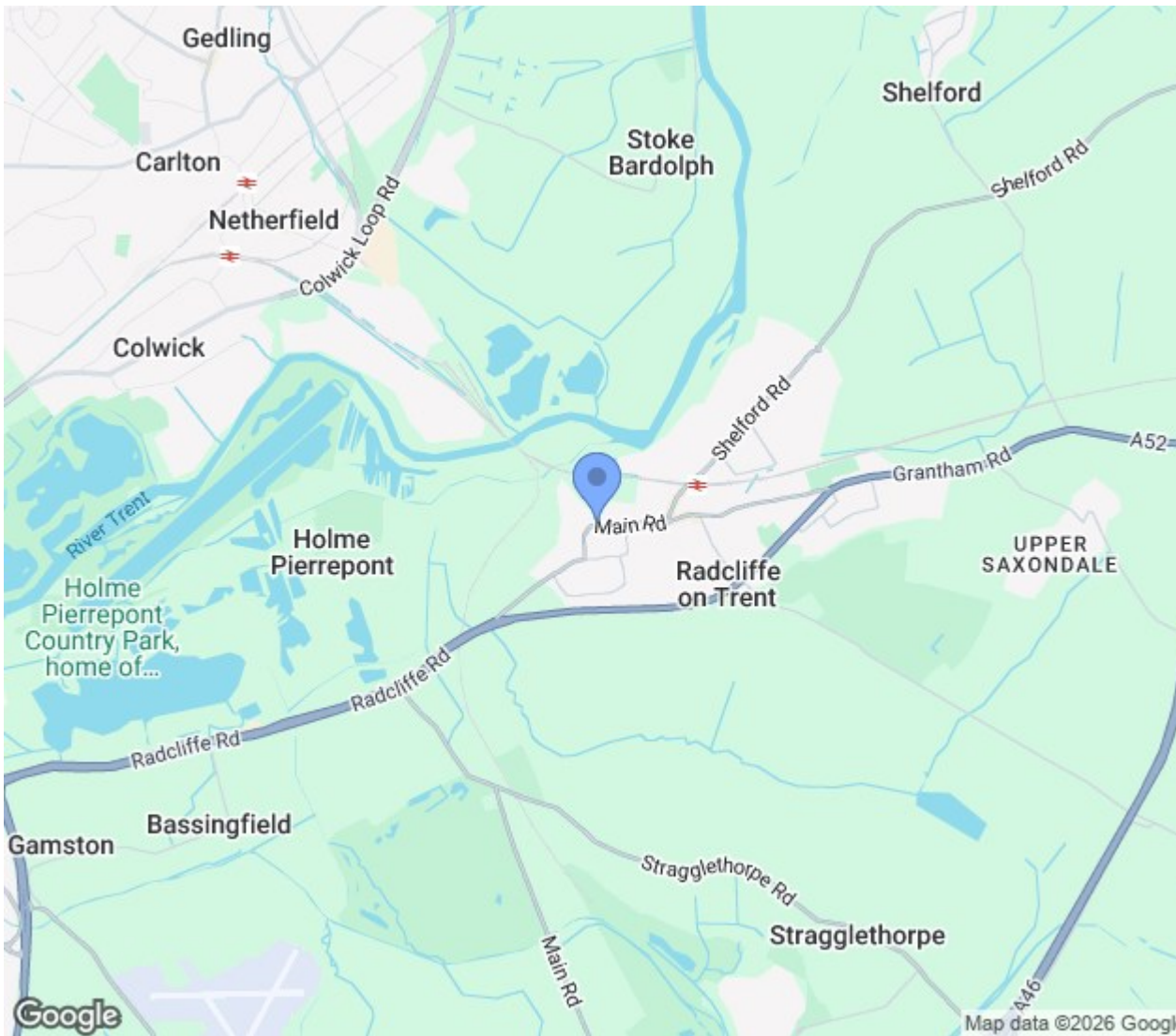
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Level access front, steps down to the rear garden.

References and credit checks will be required.







**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.