54 Chadwick Road, NG7 5NP

£1,300 Per Month

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Marriotts

54 Chadwick Road, Nottingham, NG7 5NP

- Five bedrooms
- Three storey
- Fitted kitchen
- Redecorated and new carpets
- Two bathrooms
- Two reception rooms
- Cellar
- Great location

This five bedroom property is well presented throughout, viewing is essential.

£1,300 Per Month

Overview
The property comprises -

Entrance Hallway
With tiled floor, radiator and stairs to the first floor.

Front Reception Room
To the front with grey carpet, radiator and UPVC double glazed bay window with blinds.

Rear Reception Room
Having decorative fireplace, radiator, new carpet and UPVC double glazed window with blinds.

Kitchen
Lobby area with built in storage leading to the main kitchen area with a range of white wall and base units, gas double oven, gas hob, door to the cellar, UPVC double glazed window and door leading to the garden. **Please note that the fridge and freezer are included but are good will only and will not be repaired or replaced by the landlord.

Stairs to the First Floor
With new carpet and UPVC double glazed window.

Bedroom 1
To the front with new carpet, radiator and UPVC double glazed window.

Bedroom 2
To the rear with new carpet, radiator and UPVC double glazed window.

Bedroom 3
To the front with new carpet, radiator and UPVC double glazed window.

Bathroom
With a modern white suite including a shower over the bath, chrome towel radiator, vinyl flooring and UPVC double glazed window.

Separate Toilet
Vinyl flooring and UPVC double glazed window.

Stairs to the Second Floor
With new carpet.

Bedroom 4
Having radiator, two UPVC double glazed windows and new carpet.

Bedroom 5
Good sized room but with some restricted height. New carpet, radiator and Velux window.

Shower Room
With a white shower suite, towel radiator and UPVC double glazed window.

Outside
To the front is a small garden, to the rear is a private tiered garden with patio and shrubs.

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 against the security deposit when acceptable references are completed.
AVAILABLE - Long term.
MANAGEMENT OF TENANCY - The landlord will be managing the property.
UTILITIES - Mains electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band B - 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 - Stepped access to the front, tiered garden to the rear.

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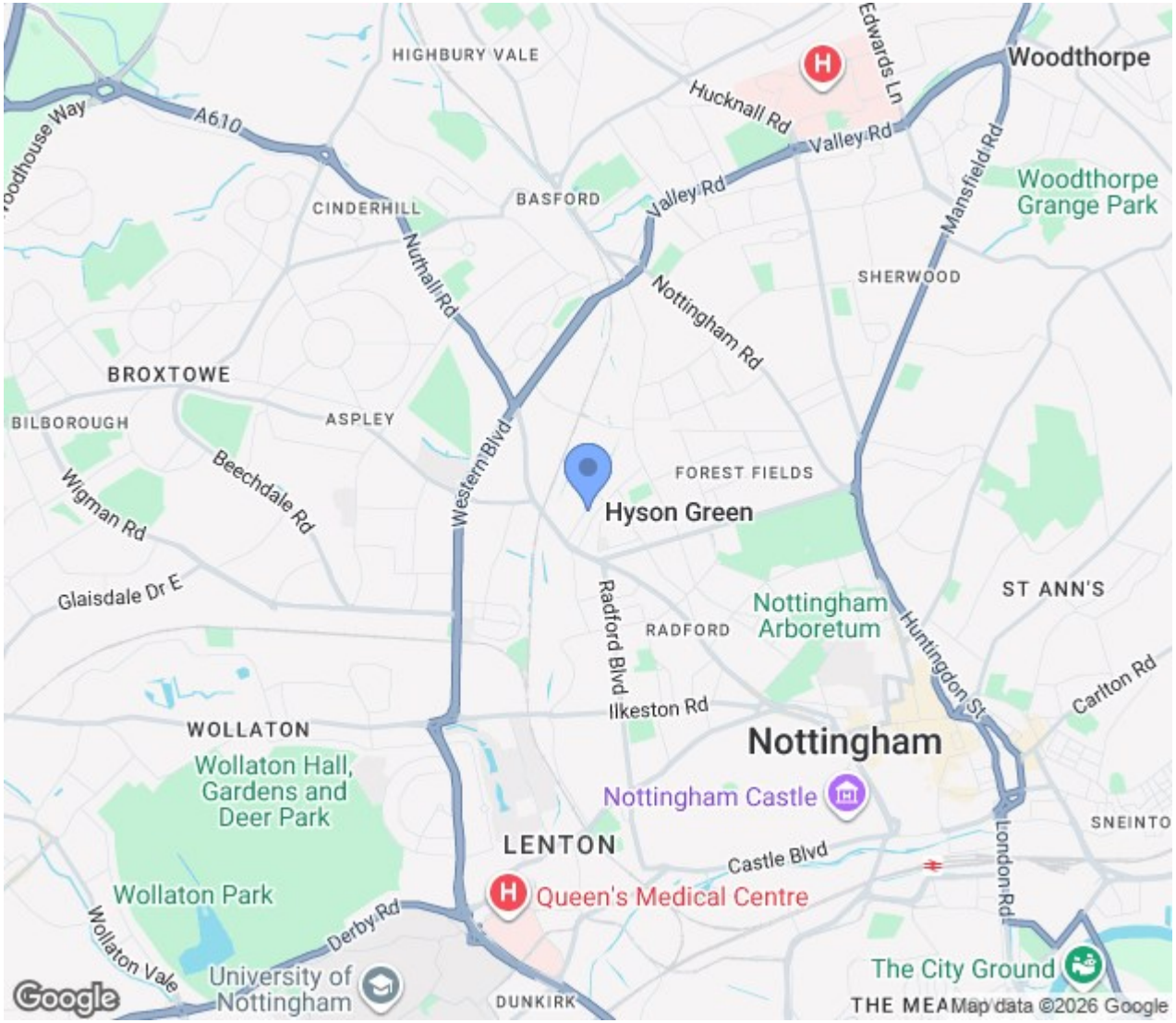
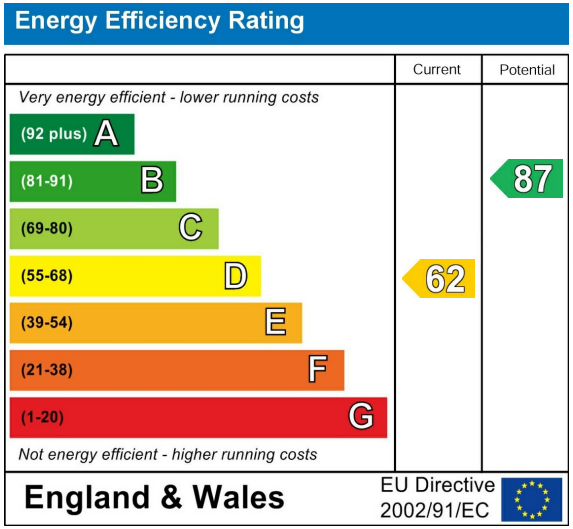
References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.





Please contact us on 0115 953 6644 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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