

108 Ribblesdale Road, Sherwood, NG5 3GU

£2,000 Per Calendar Month

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Marriotts



108 Ribblesdale Road, Sherwood, Nottingham, NG5 3GU

- Four bedrooms
- Two reception rooms
- Garage and driveway
- Well presented
- Solar panels
- Three bathrooms
- Private garden
- Walking distance to the city hospital
- Great location

This spacious and well presented family home is conveniently situated within walking distance of the City Hospital and amenities in Woodthorpe and Arnold. Viewing is essential.





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Overview
The property comprises -

Entrance Hallway
With oak flooring, storage under the stairs, radiator and stairs to the first floor.

Wet Room
With a white suite, fully tiled walls, chrome towel radiator and UPVC double glazed window.

Front Reception Room
Having UPVC double glazed windows, new carpet, radiator and decorative fireplace.

Rear Reception Room
With laminate flooring, UPVC double glazed windows and French doors to the garden, two radiators and decorative fireplace.

Kitchen Area
Having a range of fitted wall and base units, wood effect vinyl flooring, electric oven, gas hob, extractor hood, fridge freezer* and dishwasher*. UPVC double glazed window and combi boiler. Open plan into the conservatory area.

Conservatory Area
With radiator and wood effect vinyl flooring.

Utility Room
With a range of units. fridge freezer*, washing machine* tumble dryer* laminate floor and access to the garage.

Garage
With power and light.

Stairs & Landing
With a good sized storage cupboard.

Bedroom 1
To the front, having a range of fitted wardrobes, radiator, UPVC double glazed window and new carpet.

En Suite
With a white shower suite including a vanity unit.

Bedroom 2
To the rear, with fitted wardrobes, radiator and UPVC double glazed window.

Bedroom 3
Laminate flooring, radiator and two UPVC double glazed windows.

Bedroom 4
To the front, with radiator and UPVC double glazed window.

Bathroom
Having a modern white suite including a separate cubicle, vanity unit, chrome towel radiator, two UPVC double glazed windows and new vinyl flooring.

Outside
Mature gardens to the front and rear, garage and parking for two cars.

Material Information
AVAILABLE - Now.
DEPOSIT - £2300.00 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.
MANAGEMENT OF TENANCY - Marriotts will be managing the tenancy.
UTILITIES - Mains gas, electric, water and sewerage.
GAS & ELECTRIC SUPPLIER - Octopus Energy. The property also benefits from solar panels.









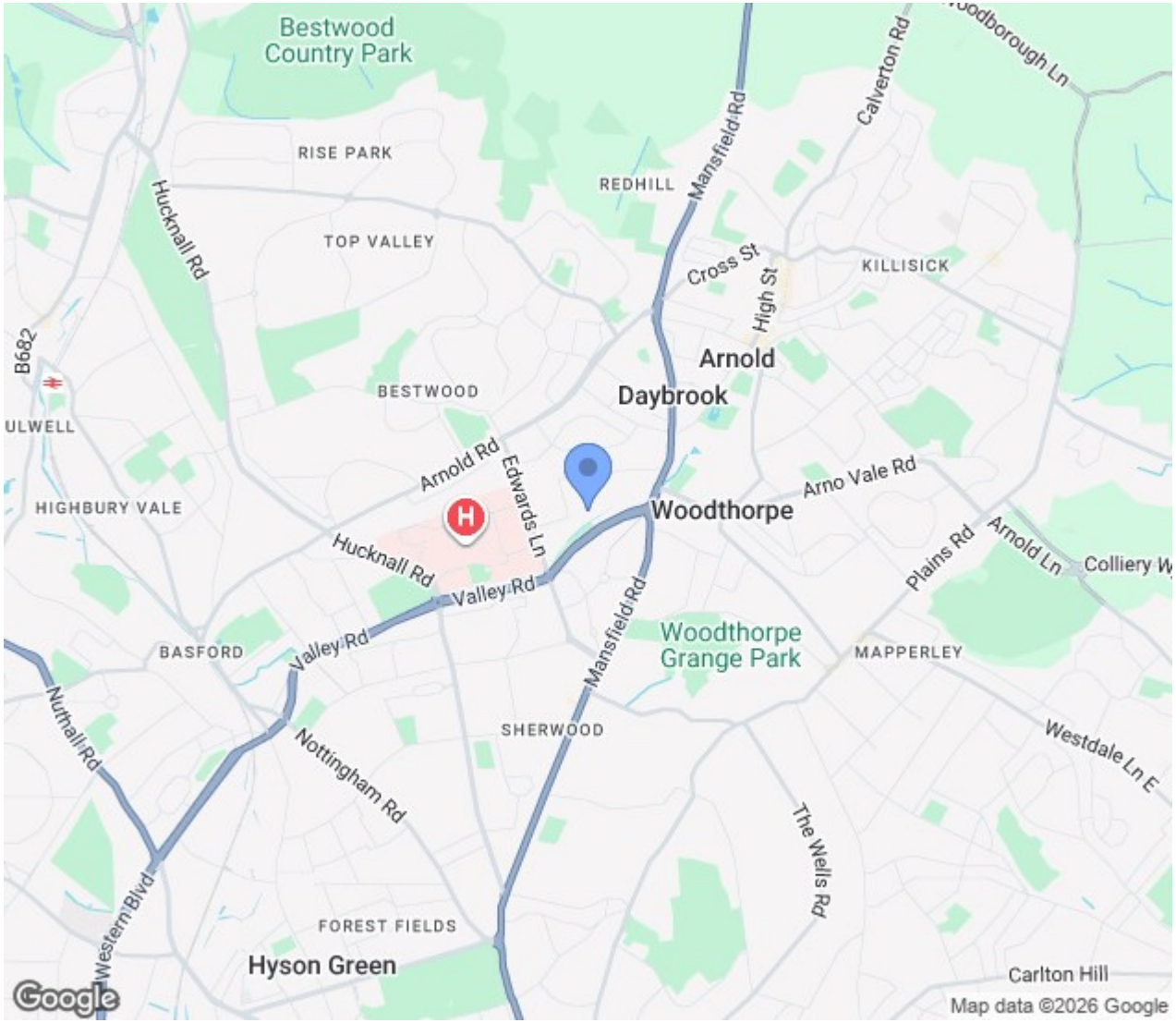


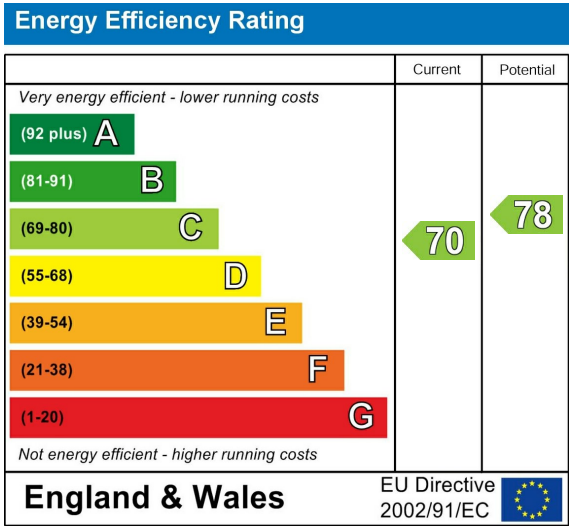
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band E - Nottingham City Council.
BROADBAND AVAILABILITY - https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958 - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.
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ELECTRIC CAR CHARGER POINT - Not available.
FLOOD RISK - Low.
ACCESS AND SAFETY INFORMATION - Level access.

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.

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