

420 Perry Road, Sherwood, NG5 1GS

£1,200 Per Calendar Month

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Marriotts



420 Perry Road, Sherwood, Nottingham, NG5 1GS

- New kitchen & bathroom
- New floorings and redecorated throughout
- Good sized garden
- Available long term
- Three bedrooms
- New gas central heating
- Great location

A refurbished three bedroom semi-detached property with a NEW KITCHEN AND BATHROOM. Conveniently situated giving easy access to amenities, the City Hospital and road links. Available now, long term!





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Overview
The property comprises -

Entrance Hallway
A UPVC double glazed door leads to a porch area, the main entrance hallway has radiator, laminate flooring, access to the cellar and stairs to the first floor.

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

Dining Room
To the rear of the property with radiator, UPVC double glazed window and laminate flooring.

Kitchen
With a range of brand new pale grey fitted wall and base units, gas double oven and hob, extractor hood, stone effect worktops, space for washing machine and fridge freezer. Two UPVC double glazed windows and door to the rear garden, radiator and new vinyl flooring.

Stairs & Landing
Access to bedrooms, bathroom and separate toilet.

Bedroom 1
With UPVC double glazed bay window radiator and new carpet.

Bedroom 2
With UPVC double glazed window, radiator and new carpet.

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

Bathroom
With a new white suite consisting of a bath with electric shower over and pedestal washbasin, toilet, radiator and UPVC double glazed window.

Separate Toilet
With new toilet, wash hand basin and UPVC double glazed window.

Outside
To the front of the property is a shared driveway and lawned garden. Gated access leads to the rear. To the rear is a concrete sectional SINGLE GARAGE (no vehicular access) with up and over door and good-sized lawn, enclosed with a mixture of fencing and privet hedging to the perimeter.

Material Information
DEPOSIT - £1384.00.
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 - British Gas.
WATER SUPPLIER - Severn Trent Water.









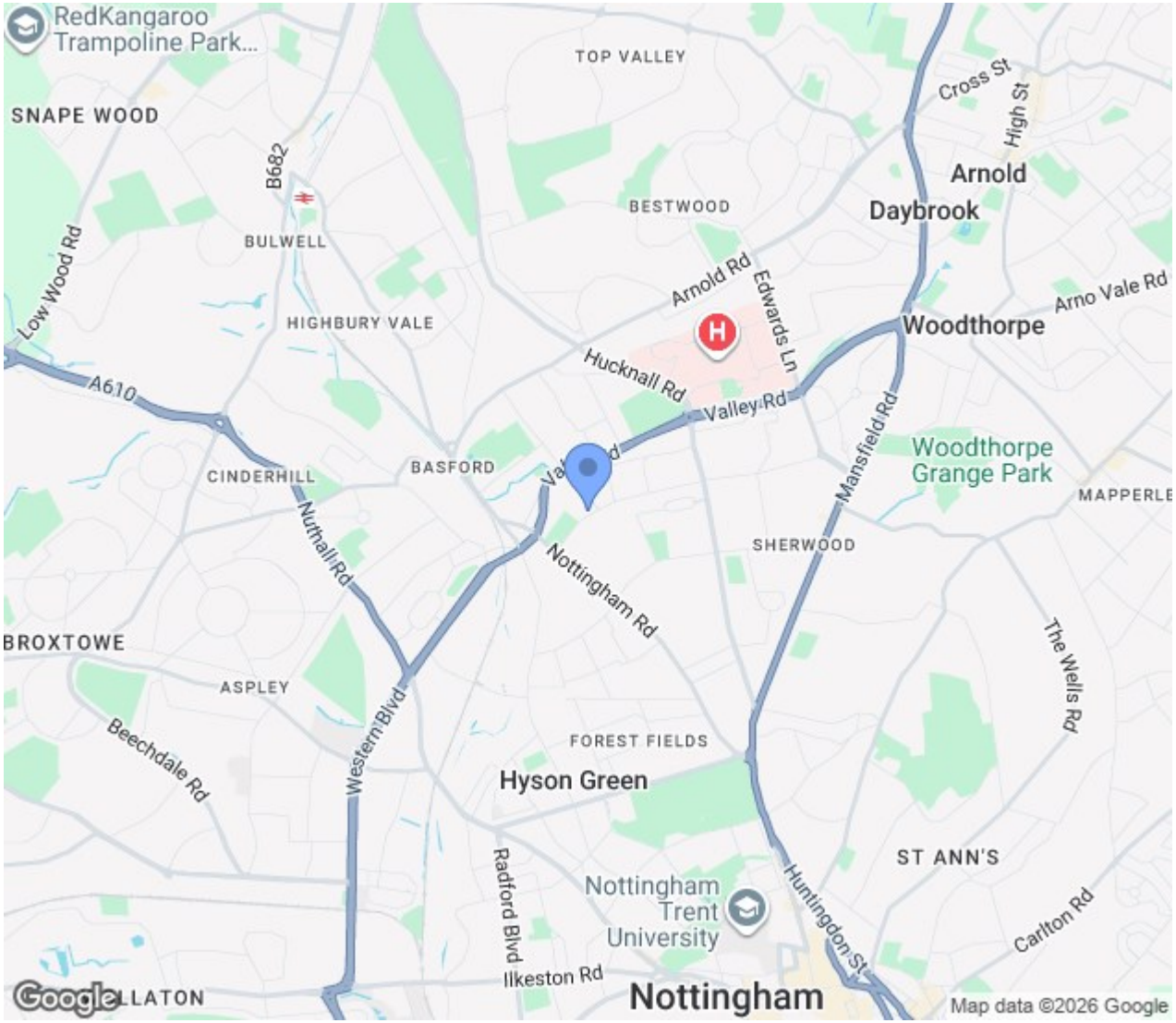


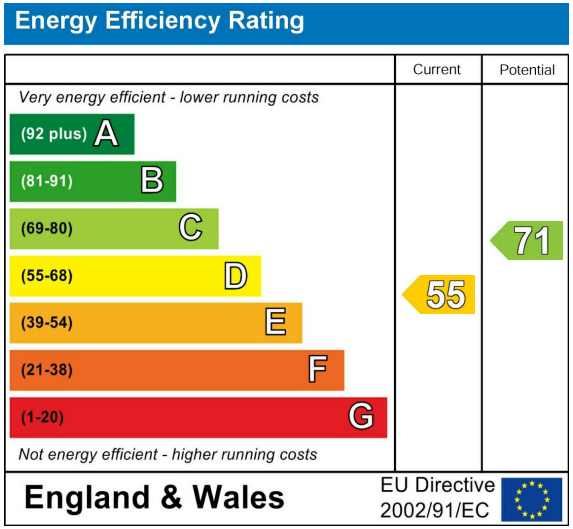
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ELECTRIC CAR CHARGER POINT - Not available.
FLOOD RISK - Very low.
ACCESS AND SAFETY INFORMATION - Level access to the front, three steps from the back door and then level at the rear.

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.




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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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