

18 Ashfield Road, Sneinton, NG2 4LS

£950 Per Month

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Marriotts



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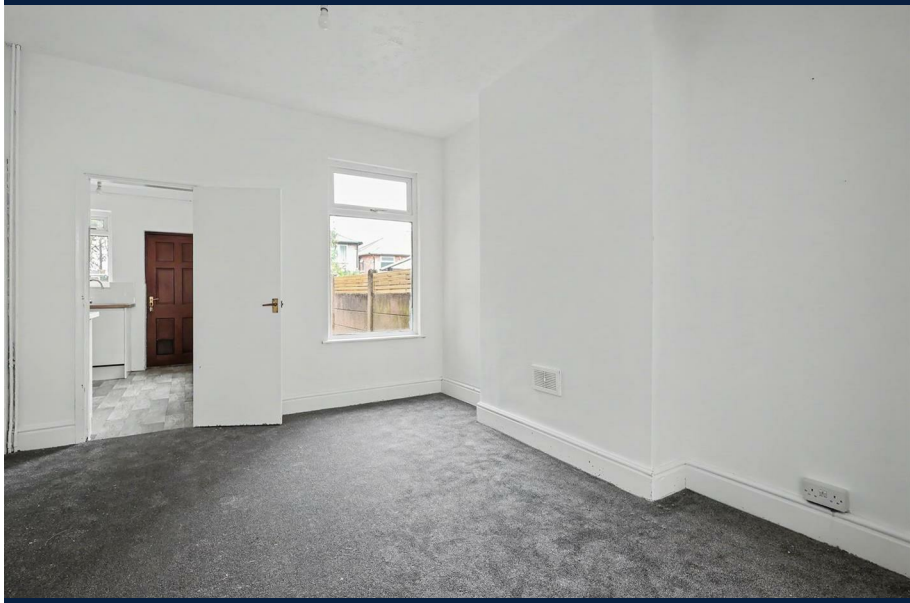
- Mid terrace house
- Brand-new kitchen & bathroom
- New carpets and flooring throughout
- Through lounge diner
- Two bedrooms
- Enclosed rear garden

JUST REFURBISHED!! A newly refurbished mid-terraced house just off Sneinton Dale, close to a wide selection of shops and amenities, and only a short distance to the city centre. In addition to a newly fitted kitchen and bathroom, the property has been decorated throughout and all new floor coverings and carpets. Entrance hallway, lounge and separate dining room, two double bedrooms and a cellar. VIEWING A MUST!





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Entrance Hall

With front entrance door, radiator, original decorative plaster arch, stairs to the first-floor landing and door through to the dining room.

Living Area

UPVC double-glazed bay window to the front, radiator, two wall light points and marble fireplace and hearth with coal effect gas fire and Adam style surround.

Dining Room

UPVC double-glazed rear window, radiator, door and stairs leading down to the cellar. At the top of the stairs is a modern RCD unit.

Cellar

The cellar has lighting and a single large bay and also houses the smart gas and electricity meters.

Kitchen

Newly fitted wall and base units with wood effect worktops, tiled splashbacks and an inset stainless steel sink unit and drainer. Appliances consist of an integrated brushed steel trim electric oven, a four-ring gas hob, extractor and a black glass splashback. Grey wood-effect floor covering, plumbing for a washing machine, UPVC double-glazed side window, door and UPVC double-glazed rear window.

First Floor Landing

Loft access into the roof space, radiator, built-in cupboard and doors to bedrooms, bathroom and separate toilet.

Bedroom 1

With two UPVC double-glazed front windows and radiator.

Bedroom 2

UPVC double-glazed rear window, radiator and built-in wardrobe with sliding doors.

Bathroom

Consisting of a newly fitted bath with full height slate effect shower boarding, electric shower and glass screen. Pedestal wash base with matching splashback, radiator, cupboard hosing the Baxi combination gas boiler, extractor fan and UPVC double-glazed side window.

Outside

There is a small walled frontage. To the rear is a full-width paved patio and garden with a mixture of concrete slat and wooden fenced perimeter, garden shed and rear gate providing access to a shared rear pedestrian path.

Material Information

DEPOSIT: £1095.00 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.









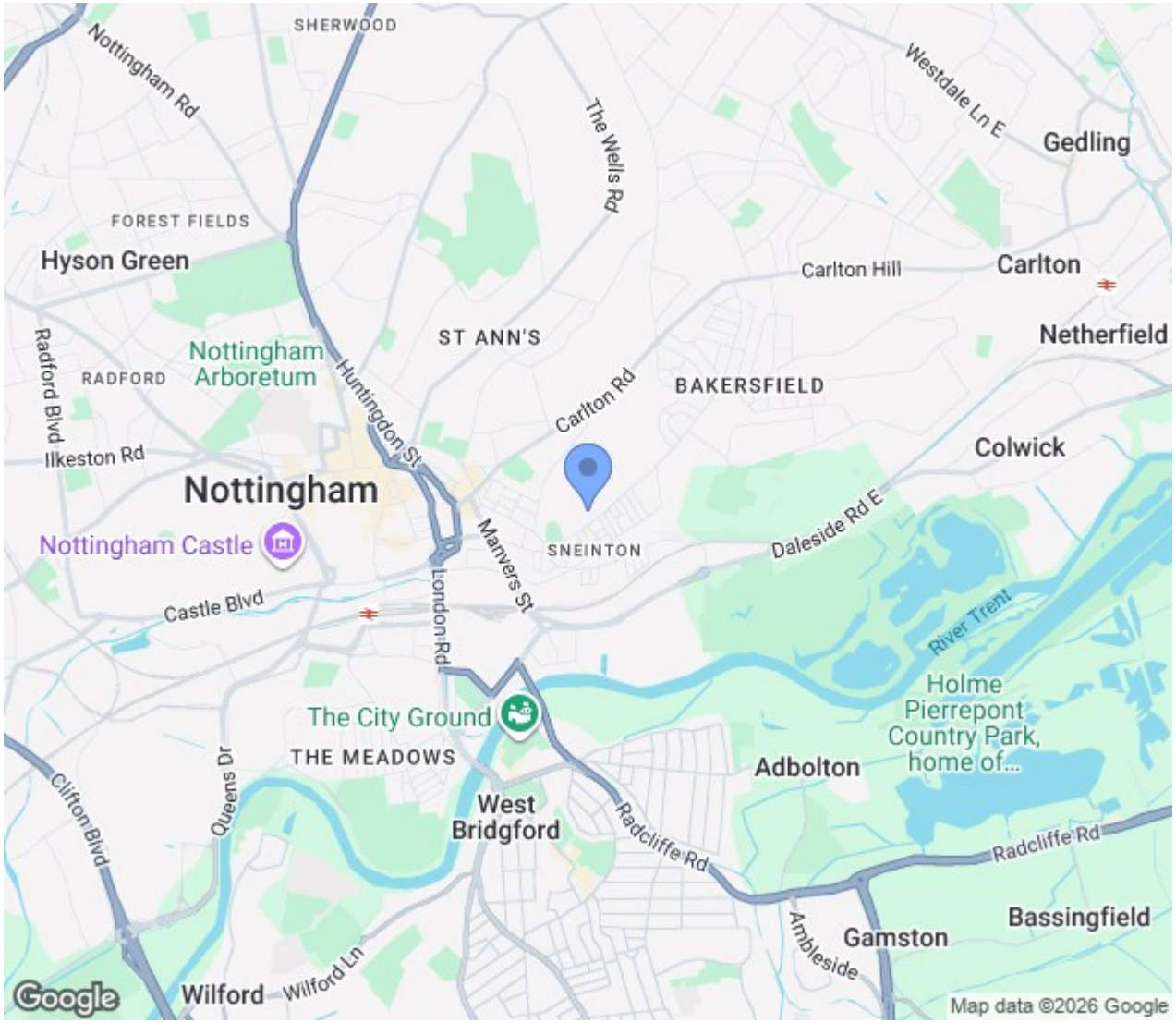


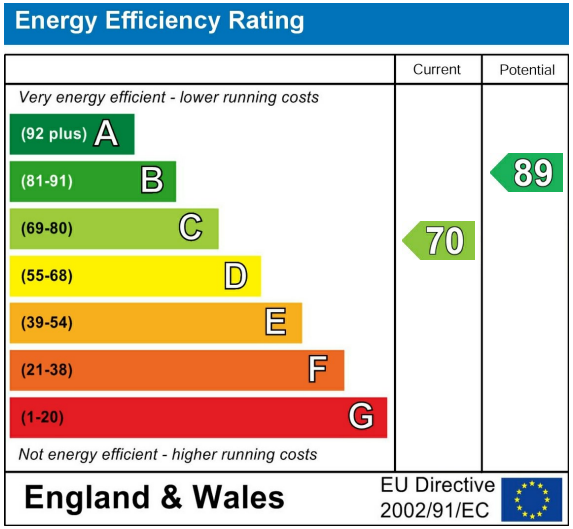
COUNCIL TAX: Nottingham City - Band A
FLOOD RISK: Very low
LOCATION OF BOILER: Bathroom
UTILITIES - Mains gas, electric, water and sewerage.
MANAGEMENT: Marriotts will be managing the property.
MAINS GAS PROVIDER: OVO
MAINS ELECTRICITY PROVIDER: OVO
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Not available.
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.
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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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