



496 Woodborough Road, Mapperley, NG3 5HB

£120,000



Marriotts



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- First floor maisonette
- Kitchen with appliances
- Allocated parking space
- Two bedrooms
- Spacious lounge diner
- NO UPWARD CHAIN

A well presented two bedroom first floor maisonette with allocated parking to the rear. Kitchen with integrated oven, hob, fridge, dishwasher and washing machine! Spacious lounge diner with Adam style marble fireplace and modern shower room. Easy access to public transport and the city centre and for sale with NO UPWARD CHAIN!!

£120,000



Entrance hall/lobby

UPVC double glazed front entrance door, wood style flooring and stairs leading to the first floor landing.

Landing

UPVC double glazed side window, radiator, storage cupboard with power and loft access with ladder into the roof space with light and housing the modern Ideal combination gas boiler.

Lounge diner

Marble fireplace and hearth with decorative coal effect electric fire and Adam style surround. Radiator and UPVC double glazed front window.



Kitchen

A range of units in Limed Oak, with green marble effect worktops, coloured tiled splashbacks and inset one and a half bowl sink unit and drainer. Appliances consist of integrated electric oven, four ring ceramic hob, integrated fridge, dishwasher and washing machine. Tiled floor, radiator, ceiling downlights and UPVC double glazed rear window

Bedroom 1

A range of built-in wardrobes to one wall with built in drawers, additional side double wardrobe, chest of drawers and matching freestanding bedside cabinets. UPVC double glaze rear window and radiator.

Bedroom 2

Built in double wardrobe, UPVC double glazed front window and radiator.

Shower room

With fully tiled walls and slate coloured floor tile, the suite consists of a large shower boarded cubicle with chrome main shower, concealed cistern toilet and washbasin set into a vanity surround and cupboards. Chrome ladder towel rail, ceiling downlights and UPVC double glazed side window.

Outside

A front pedestrian gate and shared path lead to the front door and also to the rear of the building. To the rear and accessed from Hampstead Road is a residents shared car park. There is also an enclosed shared gravelled garden/drying area, with fence panelled perimeter and a garden shed which belongs to the property.

Material Information

TENURE: Leasehold

LEASE DETAILS: 957 years remaining

GROUND RENT: £ TBC

SERVICE CHARGE: £ N/A

COUNCIL TAX: Nottingham City - Band A

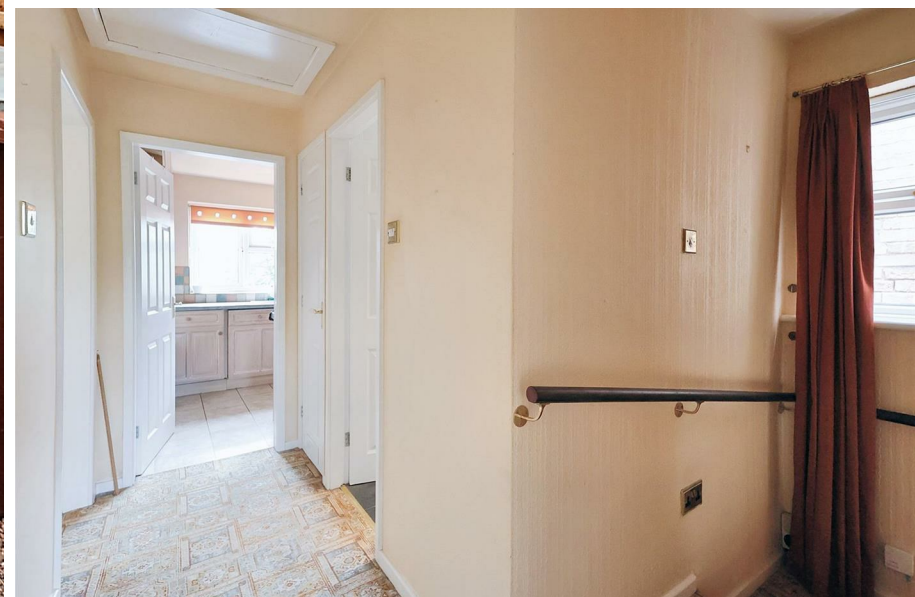
PROPERTY CONSTRUCTION: cavity brick





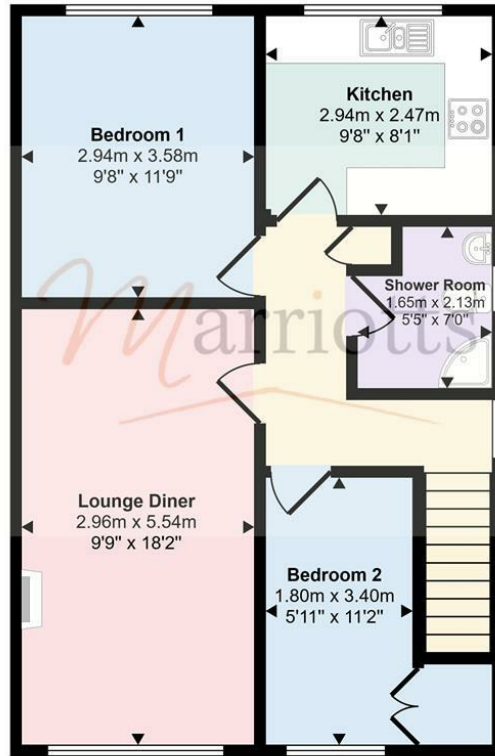


ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: tbc
MAINS ELECTRICITY PROVIDER: tbc
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
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: internal stair access





Approx Gross Internal Area
55 sq m / 597 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on 0115 953 6644 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).