



154 Simkin Avenue, Mapperley, NG3 6HU
Offers In The Region Of £220,000



Marriotts



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- Beautifully presented end town house
- Modern kitchen with integrated appliances
- Modern shower room & downstairs WC
- Two double bedrooms
- Cosy lounge with French doors
- Offers off-street parking, gas central heating & double glazing

Beautifully presented end town house, tucked away in a quiet cul-de-sac and yet within easy reach of a bus route and the ever-popular Mapperley shops. The property boasts two good-sized double bedrooms, a lovely modern kitchen which opens into the comfortable lounge, a modern shower room and a downstairs WC. Gas central heating with new boiler fitted 2 years ago and under warranty until 2033. Outside, there is a private lawn garden with a patio area, and off-street parking is available out front.



Overview

Nestled in a tranquil cul-de-sac on Simkin Avenue, this beautifully presented end terrace house offers a perfect blend of comfort and convenience. The property is ideally situated within easy reach of local bus routes and the vibrant Mapperley shops, making it an excellent choice for those seeking both peace and accessibility.

Upon entering, you will find a welcoming reception hall and, lovely modern kitchen with integrated appliances which flows seamlessly into the lounge and gives access to the rear garden patio French doors, creating an inviting space for both relaxation and entertaining. The property features two generously sized double bedrooms, a modern shower room which is tastefully designed, and there is the added convenience of a downstairs WC, enhancing the practicality of the home. The property benefits from having gas central heating with new boiler fitted 2 years ago and under warranty until 2033.

Outside, the property boasts a private lawned garden, complete with a patio area, perfect for enjoying the outdoors or hosting gatherings. Additionally, off-street parking is available at the front, ensuring ease of access for residents and guests alike.

This charming end-terrace house is an ideal opportunity for first-time buyers, small families, or those looking to downsize, offering a delightful living space in a sought-after location. Do not miss the chance to make this lovely property your new home.

Entrance Hall

A composite front door leads into the hall, which has dark wood style laminate flooring, a radiator, a wall-mounted electric consumer unit, carpeted stairs to the first floor and doors to further downstairs rooms.

Downstairs WC

Wash hand basin with mixer tap and toilet with dual flush, there is a radiator and carpeted floor.

Kitchen

Modern wall and base units, Plumbing for a dishwasher, integrated washer dryer, fridge freezer, fitted electric oven & four-ring gas hob, extractor hood & stainless steel splashback, double stainless steel sink & mixer tap, worktop with upstand, tiled floor, radiator, UPVC window to the front.

Lounge

The carpeted lounge has two radiators, a door leading into the hallway, a UPVC window to the rear and UPVC French doors leading to the rear garden.

First Floor Landing

With loft access, carpet and doors to all upstairs rooms.

Bedroom 1

Two UPVC windows to the rear and two radiators, carpeted.

Bedroom 2

UPVC window to the front, radiator, carpet and fitted wardrobe.

Shower Room

Having a corner shower cubicle with a glass door, fixed rainwater shower head and handset, toilet and wash hand basin set into a vanity unit providing storage, heated towel rail, shaving socket and tiled floor.

Outside

The enclosed rear garden has a slabbed patio area from the French door, lawn and gravel. To the front, the shared access drive leads to the private parking space, the front garden is gravelled, and there is an outside tap.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling borough - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared access drive

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: No

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes - Street access

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker. - Super fast broadband.

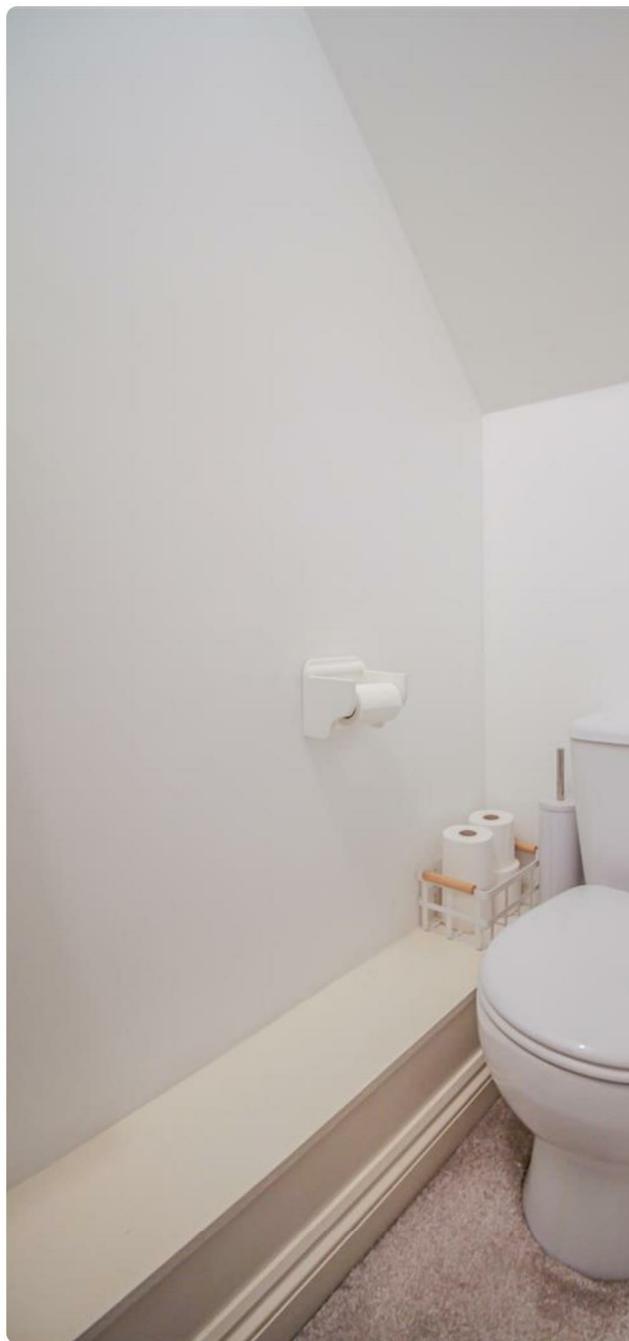
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

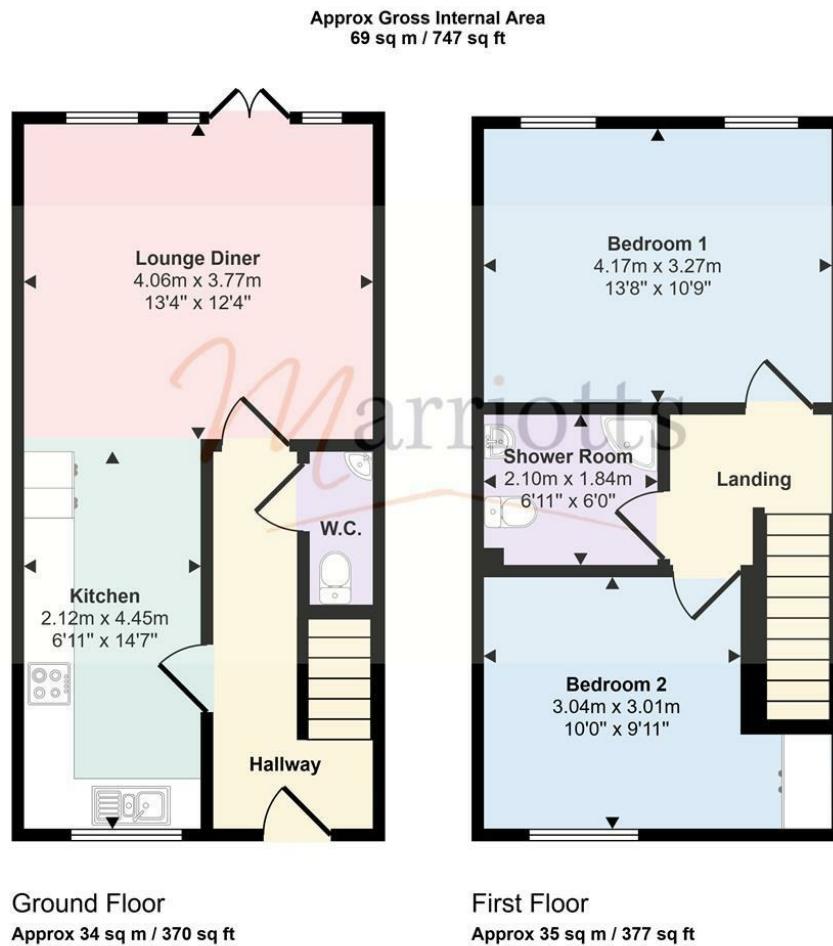
ACCESS AND SAFETY INFORMATION: Flat at the front and rear









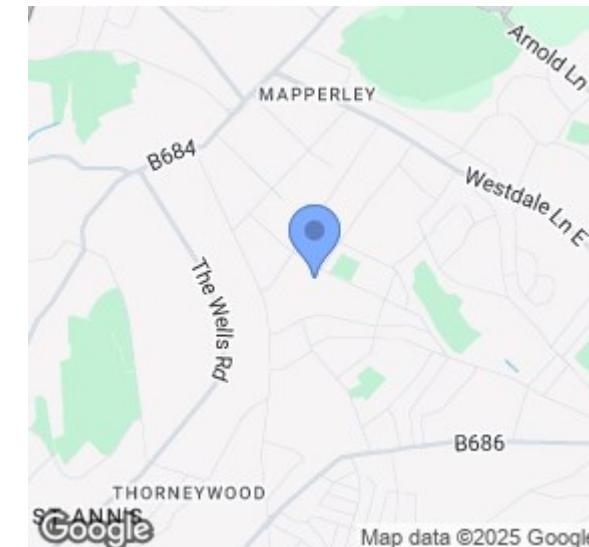


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(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.
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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).

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