



72 Okehampton Crescent, Mapperley, NG3 5SE

£190,000



Marriotts



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- End townhouse
- Two bedrooms
- Single garage in a block
- Large end plot
- Bathroom with electric shower
- NO UPWARD CHAIN

GREAT FIRST TIME BUY!! A two-bedroomed end townhouse on this popular development just off Spring Lane, with a large end plot set back from the road and a single garage in a block connected to the end of the garden. The property has a lounge and kitchen downstairs, with two bedrooms and a bathroom with a white suite and an electric shower on the first floor. The property also has UPVC double glazing, brand new PVC soffits and fascias in 2025 and gas central heating. For sale with NO UPWARD CHAIN!!



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Lounge

Modern composite front entrance door, UPVC double-glazed window to the front, radiator and under-stair cupboard housing the RCD board, gas and electric meters.

Kitchen

A range of wall and base units with worktops and an inset stainless steel sink unit and drainer with tiled splashbacks. Gas cooker point, plumbing for washing machine, wall-mounted Glowworm gas boiler, stairs to the 1st floor, radiator, UPVC double-glazed window and door to the rear.

First Floor Landing

Airing cupboard housing the hot water cylinder and loft access.

Bedroom 1

Two UPVC double-glazed front windows and two radiators.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

A white suite consisting of a recessed bath with full height tiled surround, glass screen and electric shower. Pedestal wash basin, dual flush toilet, radiator, wood-style floor covering and UPVC double-glazed rear window.

Outside

There is a lawned front garden. Side-gated access leads to a lawned side area, which extends to the rear of the property. To the rear is a large enclosed lawn with a mixture of new fencing and concrete-post and fence panelling to the perimeter, with halogen security light, outside tap and rear gate leading to a communal parking area and garages, with a single garage located in a block adjacent to the garden.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottinghamshire & Gedling - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

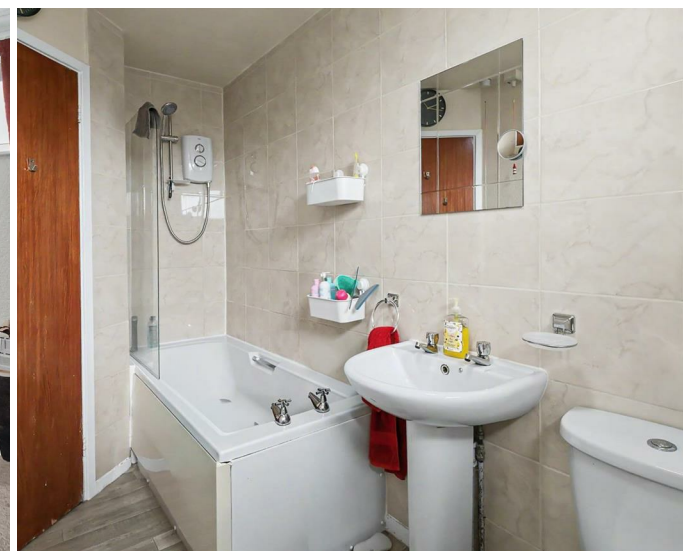
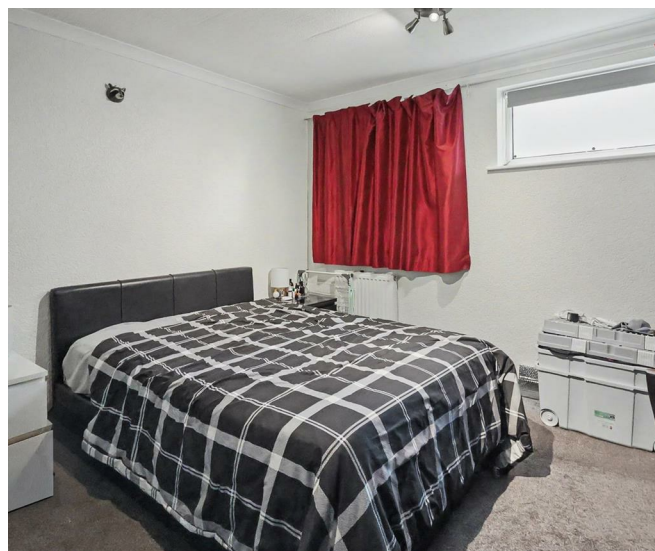
WATER METER: no

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

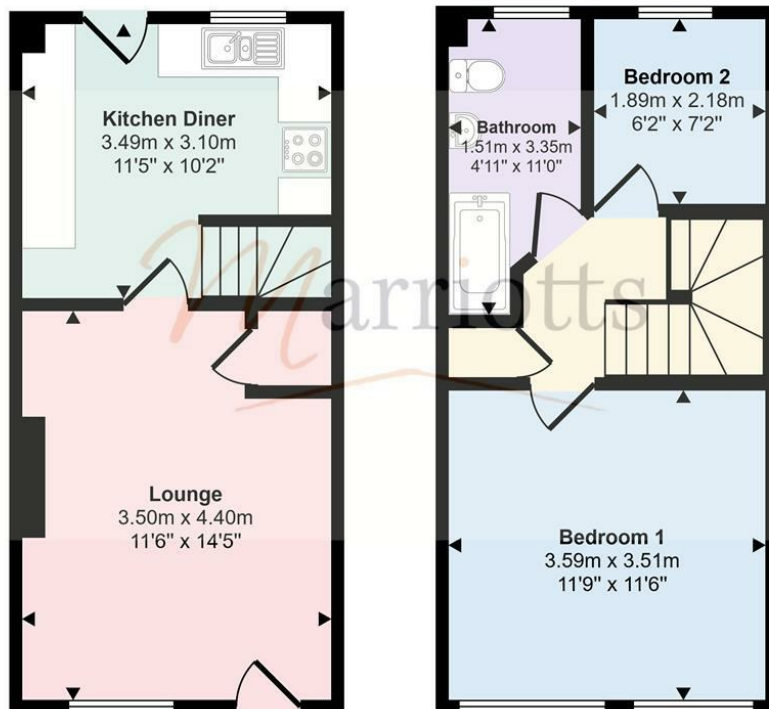








Approx Gross Internal Area
54 sq m / 586 sq ft



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		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(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).