

23 Hadbury Road, New Basford, NG5 1JZ

£200,000

2 1 2 D

Marriotts



23 Hadbury Road
New Basford, NG5 1JZ

- Semi-detached house, with 2 bedrooms and a box room
- Modern kitchen and shower room
- NO UPWARD CHAIN
- Extended living space to include a lounge and rear living room
- Mature garden with lawn and patio

This well-presented semi-detached house has been thoughtfully extended to provide ample living space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The front lounge is a warm and welcoming space, while the rear living room boasts French doors that open directly into the garden. The kitchen is spacious and fitted with modern units. Upstairs the property has two well-sized bedrooms, along with a convenient box room that can serve as a study, nursery or additional storage. There is also a tastefully designed modern shower room.

Throughout the home, you will find neutral decor and newly fitted carpets, creating a fresh and inviting atmosphere. Located close to local amenities and excellent transport links. Available with no upward chain





£200,000



Entrance
The entrance hall is fitted with laminate flooring, there is a radiator, an alarm panel, a cupboard housing the RCD board, a UPVC window to the side and carpeted stairs to the first floor.

Lounge
UPVC bay window to the front, newly fitted carpet and radiator.

Kitchen
Fitted with a range of wall and base units, worktop, glass panel splashback and a double bowl stainless steel sink with mixer tap. Included in the sale there is a gas cooker/hob with fitted extractor hood over, and a dishwasher. There is also space for a fridge freezer, dryer and washing machine. UPVC window to the side and door to the side, understairs storage cupboard, laminate floor and vertical radiator.

Living Room
UPVC French doors open into the rear garden, newly fitted carpet, radiator, wall-mounted thermostat and built-in shelves.

Landing

The landing is carpeted, has a UPVC window to the side, loft access and an over-stairs cupboard which houses the central heating boiler.

Shower Room

The shower room has a three-piece suite comprising a toilet with dual flush, a wash hand basin with mixer tap and a corner shower cubicle with mains shower and glass door. Two UPVC windows to the rear, a heated towel rail and vinyl flooring.

Bedroom 1

With a stripped wood floor and a feature cast iron fireplace, radiator and UPVC bay window to the front.

Bedroom 2

Newly fitted carpet, UPVC window to the rear and radiator.

Box room

UPVC window to the front, laminate floor and radiator.

Outside

To the front, the property is set back from the road behind the front garden, which has rockery, mature plants and steps to the front door. There is gated side access to the rear garden.

The rear garden is fully enclosed with a gravel area from the living room and a side passage from the kitchen, where there is an outdoor tap. Steps rise to the lawn and paved patio at the rear.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham - Band B
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Landing cupboard
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:
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: There are steps to the front and rear garden.

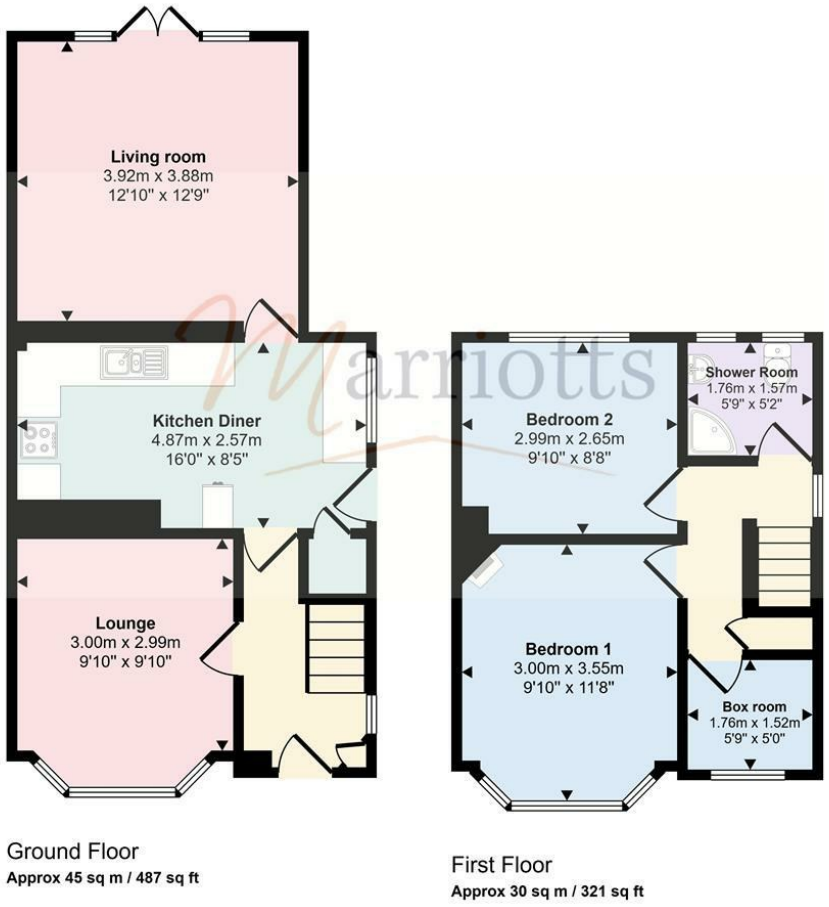
OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

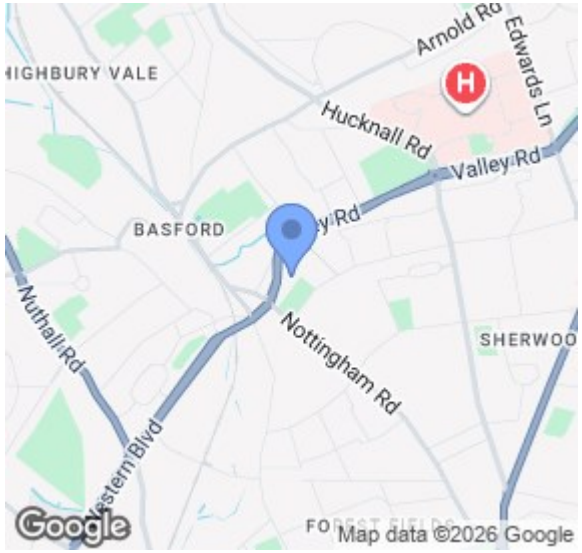




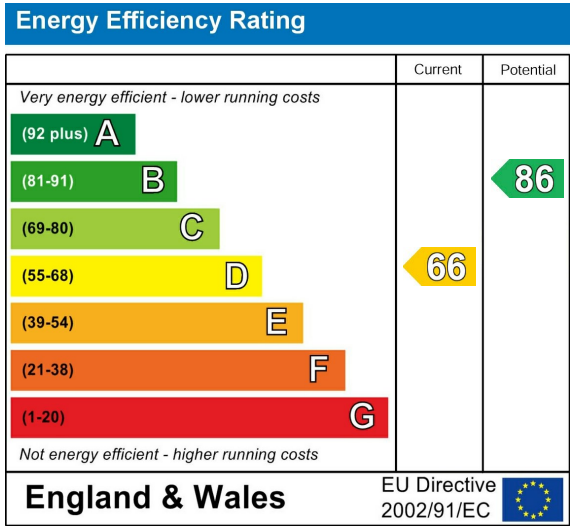
Approx Gross Internal Area
75 sq m / 807 sq ft



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.







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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK