



3 Hawley Mount, Mapperley, NG5 4EN
£190,000



Marriotts



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- Detached bungalow with No upward chain!
- Wet room with electric shower
- Garage and parking
- 2 bedrooms
- Spacious lounge and fitted kitchen
- Nestled between Mapperley, Woodthorpe and Sherwood

NO UPWARD CHAIN! Two bedroom detached bungalow, nestled in a peaceful setting between Mapperley, Woodthorpe and Sherwood. With a spacious lounge, fitted kitchen with side lean-to offering additional storage options and wet room with electric shower. Enclosed rear garden, garage and parking.

£190,000



Overview

This delightful two-bedroom detached bungalow, is located in the tranquil area of Hawley Mount, Nottingham. Offering a perfect blend of comfort and convenience, making it an ideal home for those seeking a peaceful retreat.

As you enter, there is small entrance hall which leads to the spacious lounge and fitted kitchen,, featuring a side lean-to that offers additional storage options. The bungalow also boasts a well-appointed wet room, complete with an electric shower

The property is set within a serene environment, nestled between the vibrant areas of Mapperley, Woodthorpe, and Sherwood, allowing for easy access to local shops, parks, and amenities. The enclosed rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends. Additionally, the property includes a garage and parking space, providing ample space for your convenience.

One of the standout features of this bungalow is that it comes with no upward chain, allowing for a smooth and straightforward purchasing process. This home is perfect for first-time buyers, downsizers, or anyone looking for a low-maintenance lifestyle.



Entrance

Access to the property is via a UPVC front door, leading into the inner hallway with tiled floor, RCD board at low level, radiator and doors leading into the lounge and kitchen.

Kitchen

The kitchen is fitted with wall and floor cupboards, worktop, stainless steel sink, drainer and mixer tap, eclectic oven, hob and extractor hood, space for an under counter fridge and washing machine. There is a tiled floor, radiator and wooden framed window looking to the side. A wood and glazed door leads into the side lean too, which has a worktop UPVC windows to the side and UPVC doors to the front and rear garden.

Lounge

Fitted with carpet, there is an electric feature fire, UPVC bay window and radiator. A further door leads to the small hall, with the bedrooms and wet roof off.

Bedroom 1

With carpet, UPVC window to the rear and radiator

Bedroom 2

With carpet, UPVC window to the rear, radiator and cupboard housing the combination boiler.

Wet room

The wet room has sheet Vinyl flooring and is fully tiled, there is a toilet with duel flush, wash hand basin with mixer tap and electric shower. UPVC window to the side, radiator, extractor fan and loft access.

Outside

Accessed via a shared pathway to the property has a small lawned front garden and private path leading to the front door. To the rear there is a raised planter to the right hand side and raised lawn area to the rear. Fully enclosed with fencing and with the convenience of an outside tap.

The single garage is in a block at the top of the shared pathway and has parking available in front of it.

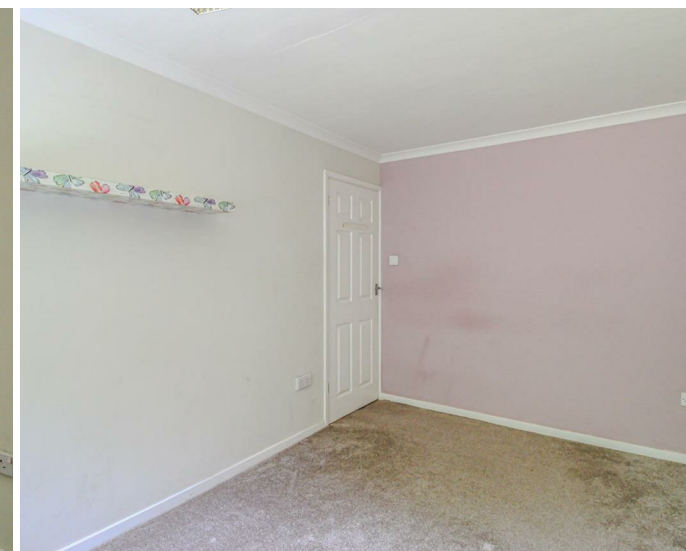
Material Information

TENURE: Freehold LEASE DETAILS:

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared pathway to





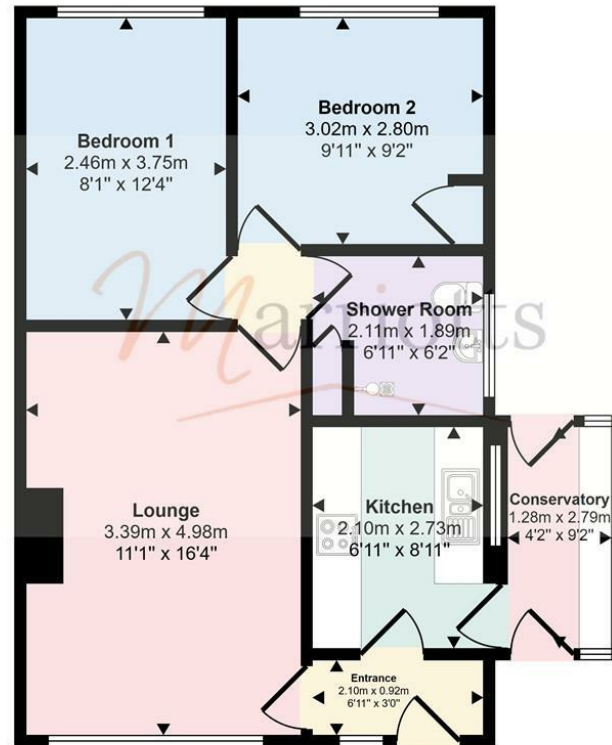


property
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT
 PROPOSALS: Not known
 FLOOD RISK: Very low
 ASBESTOS PRESENT: No
 ANY KNOWN EXTERNAL FACTORS: Not known
 LOCATION OF BOILER: Bedroom 2
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: Octopus
 MAINS ELECTRICITY PROVIDER: Octopus
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: 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 via a shared
 pathway





Approx Gross Internal Area
54 sq m / 585 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.
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