



5 Ballantrae Close, Arnold, NG5 8QH

£170,000



Marriotts



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- No upward chain - In need of improvement
- Bathroom with 3-piece suite.
- Gas central heating and double glazing
- Two bedrooms, master with fitted wardrobes
- Kitchen diner and lounge
- Detached garage to rear

No upward chain! Two bedroom mid-town house with garage. Located on a quiet road, the property has a spacious lounge, kitchen diner, rear lobby, master bedroom with fitted wardrobes, second bedroom and bathroom. Enclosed rear garden with detached garage behind. Gas central heating, fully double glazed, but in need of upgrading, this property is an excellent opportunity for first-time buyers or those seeking a rewarding project ideal project/investment.



£170,000



Overview

Situated on a quiet road, while still being conveniently located near local amenities, this two-bedroom mid-townhouse presents an excellent opportunity for first-time buyers or those seeking a rewarding project. With no upward chain, you can move in without delay and start making this house your home.

Upon entering, you will find a hallway, spacious lounge, kitchen with ample dining space and a rear lobby off it. The master bedroom has fitted wardrobes, there is second bedroom and the bathroom completes the interior, offering essential amenities.

The property features an enclosed rear garden, ideal for enjoying the outdoors, and a detached garage located at the back, providing additional storage or parking options. With gas central heating and full double glazing, the home is equipped for modern living, although it does present an opportunity for upgrading to suit your personal taste.

Whether you are looking to invest or create your perfect living space, this property is a promising choice. Don't miss the chance to explore the potential this home has to offer.

Entrance

UPVC door leads into the carpeted hallway, to the left there is a fitted cupboard which houses the RCD board, gas/electric meters and provide storage, carpeted stairs lead to the first floor and a door leads into the lounge

Lounge

The lounge is carpeted with two radiator, gas fire & surround, UPVC bay window to the front, glass window into the kitchen and door leading into the kitchen

Kitchen diner

Fitted with wall & base units and worktop, sink/drainers with mixer tap, integrated electric oven, gas hob and extractor above, space for fridge and washing machine, radiator, UPVC window to the rear and UPVC door into the rear lobby.

The rear lobby has UPVC windows to the rear and side, and UPVC door into the garden

Landing

The carpeted landing has a cupboard housing the combination boiler and doors leading to the bedrooms and bathroom

Bedroom 1

The master bedroom has a double fitted wardrobe and single storage cupboard, carpet, radiator and UPVC window to the front

Bedroom 2

With carpet, radiator, UPVC window to the rear and loft access

Bathroom

The bathroom has a 3-piece suite comprising of bath, tiled surround and electric shower over, wash hand basin with mixer tap, toilet with dual flush, radiator, vinyl flooring and UPVC window to the rear.

Outside

The property is set back from the pavement at the front with a small front garden and path leading to the front door.

The rear garden is fully enclosed, with a paved patio area and lawn, there is an outdoor tap and a timber gate at the rear leads to the detached garage.

Material Information

TENURE: Freehold





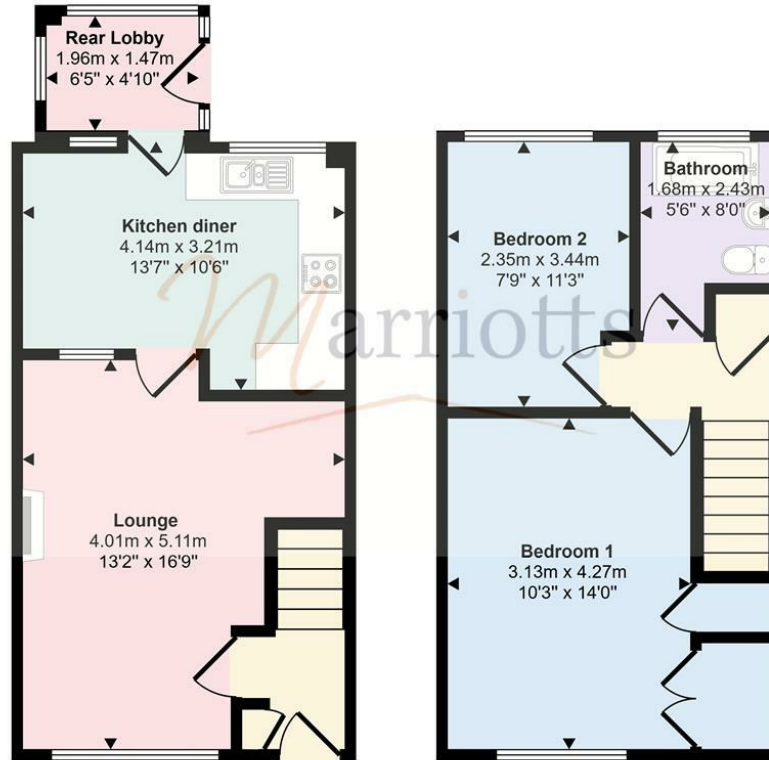


COUNCIL TAX: Gedling borough - Band B
PROPERTY CONSTRUCTION: Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Not known
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: Not known
FLOOD RISK: Very low
ASBESTOS PRESENT: not known
ANY KNOWN EXTERNAL FACTORS:
LOCATION OF BOILER: Landing cupboard
UTILITIES - 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:





Approx Gross Internal Area
68 sq m / 737 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		
(81-91) B		87
(69-80) C	74	
(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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