



25 Marlborough Road, Woodthorpe, NG5 4FG

£365,000



Marriotts



# 25 Marlborough Road Woodthorpe, NG5 4FG

- Three double bedrooms
- Good size living room
- Detached garage
- Corner plot
- Modern kitchen & bathroom
- Separate second toilet

A well presented and freshly re-decorated detached bungalow, occupying a corner plot in a highly regarded location. The property also has a detached garage with power, a low maintenance garden, modern kitchen and bathroom and a useful separate second toilet. There are three well-proportioned double bedrooms (or two plus a dining room), a spacious living room with patio door leading out to the Indian Sandstone patio, UPVC double glazing and gas central heating with a Worcester Bosch combination gas boiler. For sale with NO UPWARD CHAIN!!

£365,000



## Entrance Hall

UPVC double glazed front entrance door, radiator and wood effect LVT flooring continuing through to all rooms. Cloaks cupboard, loft access and doors to all rooms.

## Living Room

With radiator, UPVC double-glazed rear window and double-glazed sliding patio door to the side, leading out to the patio.

## Kitchen

A range of wall and base units with wood effect worktops, matching upstands and an inset one-and-a-half bowl stainless steel sink unit and drainer. Brushed steel trim Zanussi electric double oven and four-ring halogen hob with brushed steel splashback and extractor. Integrated washing machine, pull out corner carousel cupboard, concealed Worcester Bosch combination gas boiler, radiator, UPVC double glazed window and door to the rear.



### Bedroom 1

UPVC double-glazed bow window to the front, built-in sliding door, part-mirrored wardrobes and radiator.

### Bedroom 2

UPVC double glazed bow window to the front and radiator,

### Bedroom 3

UPVC double glazed front window and radiator.

### Bathroom

A white suite consisting of bath with tiled around, separate fully tiled cubicle with chrome main shower, pedestal wash basin with matching tiled splashback and a dual-flush toilet. Radiator, electric shaver point, extractor fan and UPVC double glazed rear window.

### Separate Toilet

Dual flush toilet with inset wash basin and UPVC double-glazed front window.

### Outside

There is a privet hedge frontage with double wrought iron gates leading onto the driveway and garage with wrought iron side gate access to the rear of the bungalow and front footpath leading to the far side of the bungalow and main garden. The garage is brick built with a pitched tiled roof, up and over door and front mounted LED security light. To the rear is a small, gravelled area, paved drying area, outside tap, wall lighting and path leading to the main garden and patio. The garden has a gravel path with mature bedding areas containing a wide variety of shrubs and enclosed with a privet hedge perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band E

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No



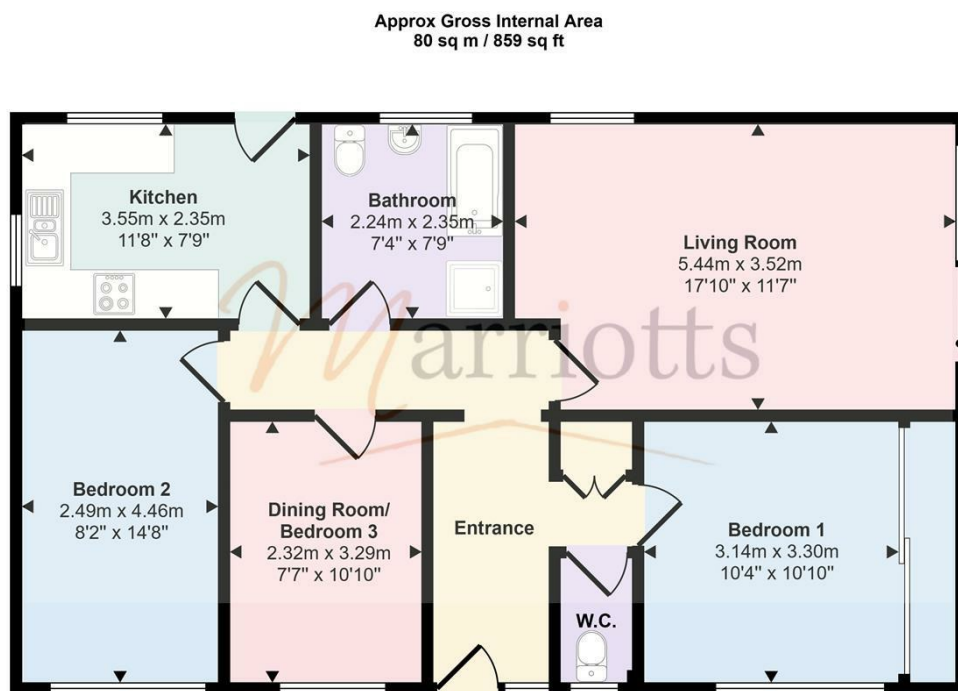




FLOOD RISK: Very Low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: E-on  
MAINS ELECTRICITY PROVIDER: e-on  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
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







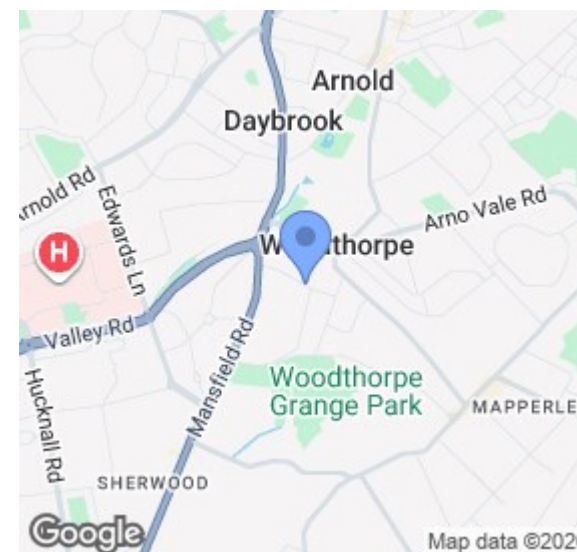
Floorplan

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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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

