



99 Haywood Road, Mapperley, NG3 6AF

Price Guide £250,000

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- Bay fronted semi detached house
- Driveway
- Rear Garden
- Split into two self-contained flats
- Modernisation required
- Close to shops

A period double bay-fronted semi-detached house, split into two self-contained flats on the doorstep of Mapperley's main shopping area! The ground floor flat has one bedroom, living room, kitchen and bathroom, while upstairs is a duplex with two bedrooms, bay-fronted living room, kitchen and bathroom. Currently, the driveway and rear garden are for the use of the ground floor flat which is currently vacant.



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IMPORTANT NOTE:

Flat B (first floor) is currently let on a Periodic Assured Shorthold Tenancy, with a rental income of £425.00pcm and is being sold with the tenant in-situ.

Flat A (ground floor) is currently vacant.

Ground Floor Flat A

Kitchen

With UPVC a double-glazed side entrance door and a range of wall and base units with granite effect worktops and inset stainless steel still sink unit and drainer with splashbacks. Electric cooker point, plumbing for a washing machine, radiator, grey wood style floor covering, large under-stair cupboard, wall-mounted Baxi combination gas boiler, UPVC double glazed side window, and doors to both the bathroom and living room.

Bathroom

Also with grey wood style floor covering. This suite consists of a bath with glass screen, shower attachment and a tiled surround and pedestal wash basin with matching splashback. Radiator, UPVC double-glazed side window, extractor fan and doorway through to the separate toilet with dual flush toilet, built-in airing cupboard and UPVC double-glazed side window.

Living Room

With radiator, UPVC double-glazed rear window, and door through to the bedroom.

Bedroom

With UPVC double-glazed bay window to the front, radiator and cupboard housing the smart electric meter and RCD board installed in 2022.

First Floor Duplex Flat B

Entrance lobby

With front entrance door and stairs to the first floor landing.

First Floor Landing

With radiator, stairs to the second floor and doors to all first floor rooms.

Living Room

With exposed floor boards, radiator and UPVC double glazed bay window to the front.

Kitchen

Several wall and base units with granite effect worktops and inset stainless steel sink unit and drainer. Electric cooker point, plumbing for a washing machine, radiator, UPVC double glazed rear window and cupboard housing the Ideal combination gas boiler.

Bathroom

Consisting of bath with tiled surround, pedestal wash basin, toilet, radiator and UPVC double glazed side window.

Second Floor Landing

With skylight window and eaves access.

Outside

The driveway provides off street parking which then leads to the rear, where there is a lawned garden with raised borders and enclosed with a mixture of fencing and hedging to the perimeter. The driveway and garden are currently allocated to the ground floor flat.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Solid 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: both in the kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: TBC
MAINS ELECTRICITY PROVIDER: TBC
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 to both flats





Approx Gross Internal Area
126 sq m / 1353 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			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

