



1 Dunmow Court Albert Road, Alexandra Park, NG3 4JD

Price Guide £180,000

 2  1  1  D



GREAT LOCATION!! End townhouse with single garage, additional parking space and for sale with **NO UPWARD CHAIN!!** Entrance porch & hallway, kitchen with appliances, lounge diner, bathroom with electric shower and two bedrooms, the main bedroom having a rear balcony and elevated views! The property also has UPVC double glazing and gas central heating with combination boiler.

Overview

A two-bedroom end townhouse in a highly regarded location within Alexandra Park, just off Woodborough Road and about a mile from the City Centre. In the opposite direction is Mapperley's thriving shopping area offering a wide variety of local amenities. The property is for sale with **NO UPWARD CHAIN** and has a single garage to the rear with a brand-new door, further parking space, communal courtyard, lawn and drying area. Accommodation consists of an entrance porch and hall, kitchen with integrated appliances including fridge and rear lounge diner leading out to the communal areas. Upstairs there are two bedrooms and bathroom with electric shower. The main bedroom is at the rear of the house with door leading out to a balcony with impressive elevated south east-facing views. The property also has UPVC double glazing and central heating with a combination boiler installed in 2020 with the remainder of a 10-year warranty.

Entrance Porch

With UPVC double glazed window and door, tiled floor, light and power and secondary door to the hallway.

Hallway

Stairs to the first floor landing, radiator and door through to the kitchen





Kitchen

A range of wall and base units with wood effect worktops and an inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of an integrated electric oven, a four-ring gas hob with filter hood and an integrated fridge. Plumbing for washing machine, wall mounted Baxi combination gas boiler, under stairs cupboard with RCD board, radiator, UPVC double glazed window and opaque windows and door through to the lounge.

Lounge

Marble fireplace and hearth with Oak coloured surround and provisions for an electric fire. Two wall light points, two radiators and UPVC double glazed window and door to the rear.

First Floor Landing

Access to the recently re-insulated loft, and doors to both bedrooms and bathroom.

Bedroom 1

Built-in single wardrobes either side of the bed space with overhead storage. Built in full length wardrobes with mirrored sliding doors, radiator and UPVC double glazed window and door leading out to the balcony.

Bedroom 2

Large built-in wardrobe, radiator and UPVC double glazed front window.

Bathroom

With fully tiled walls, the suite consists of a bath with glass screen and electric shower, wash basin and concealed cistern toilet with vanity surround and cupboards. Chrome ladder towel rail, tiled floor, extractor fan and UPVC double glazed side window.

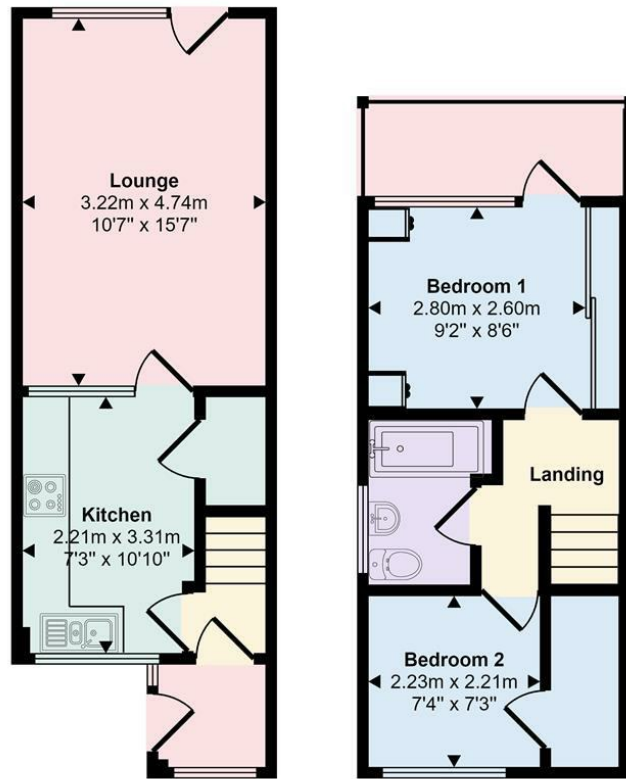
Outside

To the front there is a shared/communal lawn with established borders which we understand is maintained by Nottingham City Council. To the rear is a communal courtyard, a single garage in a block with a recently re-felted roof and new up-and-over garage door. There is also a communal lawn and drying area.

Tenure - Freehold

Council Tax

Nottingham City Council - Band B



Ground Floor

First Floor

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		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require 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).