



37 Penarth Gardens, Mapperley, NG5 4EG

£250,000



Marriotts



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- NO UPWARD CHAIN
- 3 bedrooms, modern shower room and separate toilet
- Integral garage and driveway providing off street parking
- Semi-detached family home in need of updating and full of potential
- Fitted kitchen with pantry and dining area. Large utility room with toilet
- Spacious and mature rear garden

SOLD WITH NO UPWARD CHAIN - This extended semi-detached home offers a wonderful opportunity for those seeking a property with great potential. Upon entering, you are welcomed by an enclosed porch that leads into a spacious hallway. The long lounge is perfect for family gatherings or quiet evenings, while the fitted kitchen with a dining area is ideal for enjoying meals together. There is a generously sized utility room and a convenient downstairs toilet, adding to the practicality of the layout. Additionally, the integral garage provides ample storage or the possibility of conversion to suit your needs. Upstairs, there are three generously sized bedrooms, a modern shower room, and a separate toilet.

Step outside to discover a delightful and mature rear garden, fully enclosed with a good-sized lawn, patio area with outdoor tap, shed and a summer house included. The paved driveway to the front offers off-street parking for multiple vehicles, a valuable asset in this sought-after area.

Situated within walking distance to Woodthorpe Grange Park, this home is conveniently located near the amenities of Sherwood and Mapperley, as well as local bus routes, making it easy to explore the surrounding areas. Don't miss the chance to make this lovely family house your own!



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Entrance Hall

The enclosed porch has a tiled floor and UPVC entrance door and windows, a glazed door leads into the hallway, thereafter which is carpeted, has a radiator, wall-mounted thermostat controls and an understairs store where the RCD board and electric meter can be found.

Lounge

With UPVC window to the front, carpet, radiator and a living flame gas fire set within a hearth and surround.

Kitchen

The kitchen is fitted with a range of wall and floor cabinets, has a worktop, tiled walls and floor, a stainless steel sink, drainer and mixer tap, a fitted 4-ring gas hob and electric oven. There is space for an undercounter fridge, the wall-mounted central heating boiler and a UPVC window to the rear. There is a pantry with shelves and the room opens into the dining area.

Dining Area

UPVC patio doors open onto the garden patio, there is carpet, a radiator and some fitted drawers.

Utility room

Accessed from the kitchen, a small inner hall leads to the downstairs toilet which has an extractor fan, the garage and the utility room. The utility room has fitted cabinets, stainless steel sink, drainer and mixer tap and offers space for the washing machine and under counter freezer. A UPVC window faces the rear garden and a side UPVC door opens onto garden patio.

Garage

Having power, lights and an up & over door.

Landing

Carpeted, with loft access, UP VC window to the side and a cupboard housing the heating water tank.

Bedroom 1

UPVC window to the front, fitted wardrobes, carpet and radiator.

Bedroom 2

UPVC window to the rear, fitted wardrobes, carpet and radiator.

Bedroom 3

UPVC window to the front, carpet and radiator.

Shower Room & Separate Toilet

The fully tiled shower room has a double shower cubicle with a mains shower and sliding glass door, a vanity sink unit, a heated towel rail and a UPVC window to the rear. There is a separate WC with a toilet and UPVC window to the rear.

Outside

The rear garden has a concrete paved seating area with an outdoor tap, a few small steps lead up to the lawn which is fronted with a rockery & shingle boarder. The garden has mature plants, some raised planers and stretches to another patio at the end where the shed and summer house can be found.

There is a fully paved driveway to the front providing off-street parking.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: Unknown

ANY KNOWN EXTERNAL FACTORS: No







LOCATION OF BOILER: Kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: British gas
 MAINS ELECTRICITY PROVIDER: British gas
 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 to the front. Low steps to the rear garden, mostly a level plot.

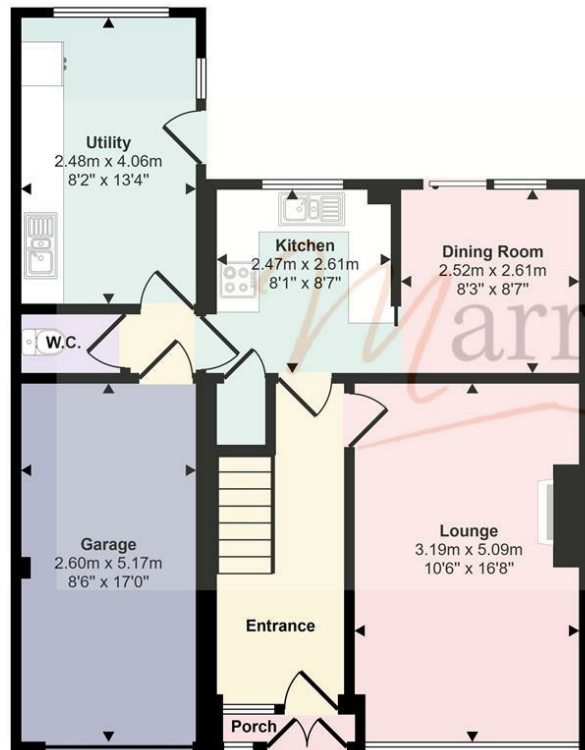
OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

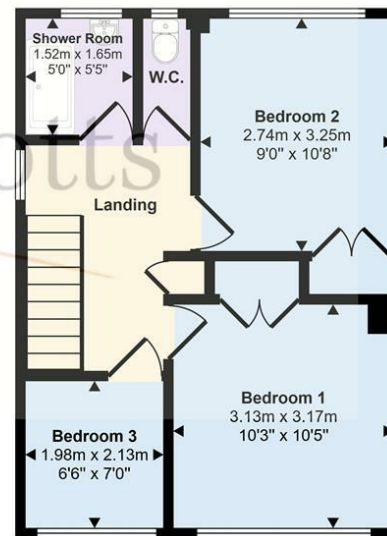




Approx Gross Internal Area
108 sq m / 1159 sq ft



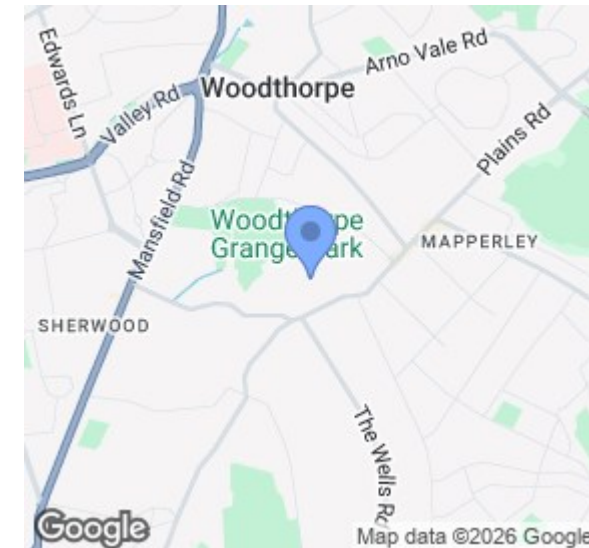
Ground Floor
Approx 69 sq m / 748 sq ft



First Floor
Approx 38 sq m / 411 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	73
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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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).