

19 Wallet Street, Netherfield, NG4 2LT

£140,000

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Marriotts



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Netherfield, NG4 2LT

- Mid terrace house
- Lounge & kitchen diner
- Enclosed rear yard
- Two double bedrooms
- Utility room & downstairs bathroom
- NO UPWARD CHAIN

GREAT FIRST TIME BUY!! Mid-terrace house located just a short walk from Netherfield town centre and Carlton train station. The property has a front living room with coal affect electric fire, rear dining kitchen with BRAND NEW INTEGRATED OVEN, utility room and modern downstairs bathroom. Upstairs there are two double bedrooms and the property also has UPVC double glazing and gas central heating. FRESHLY DECORATED WITH NEW CARPETING AND FLOOR COVERINGS THROUGHOUT and for sale with NO UPWARD CHAIN!!





£140,000



Lounge

UPVC double-glazed window, front entrance door, marble fireplace and hearth with wooden surround, two wall light points, radiator and wood laminate flooring. Cupboard housing the smart electric meter and a separate cupboard housing the smart gas meter.

Dining Kitchen

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer. Appliances consist of a brand new brushed steel trim electric oven and a four-ring gas hob with extractor canopy. Wood laminate flooring, door and stairs to the first floor, radiator, UPVC double-glazed rear window and door through to the utility room.

Utility Room

Worktop with plumbing for washing machine, wood laminate flooring, radiator, door through to the bathroom and UPVC double-glazed door and window to the side.

Bathroom
Consisting of a shaped bath and screen with chrome main shower and tiled surround, pedestal wash basin and dual flush toilet. Chrome ladder towel rail, extractor fan and UPVC double-glazed side windows.

First Floor Landing
With doors to both bedrooms.

Bedroom 1
Loft access, laminate flooring, radiator and UPVC double-glazed rear window.

Bedroom 2
Built-in cupboard, radiator and UPVC double-glazed front window.

Outside
To the rear, there is a concrete yard area with LED floodlight, enclosed with a fenced perimeter with rear gated access to a pedestrian footpath.

Material Information
TENURE: Freehold
COUNCIL TAX: Nottingham City 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: n/k
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: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.



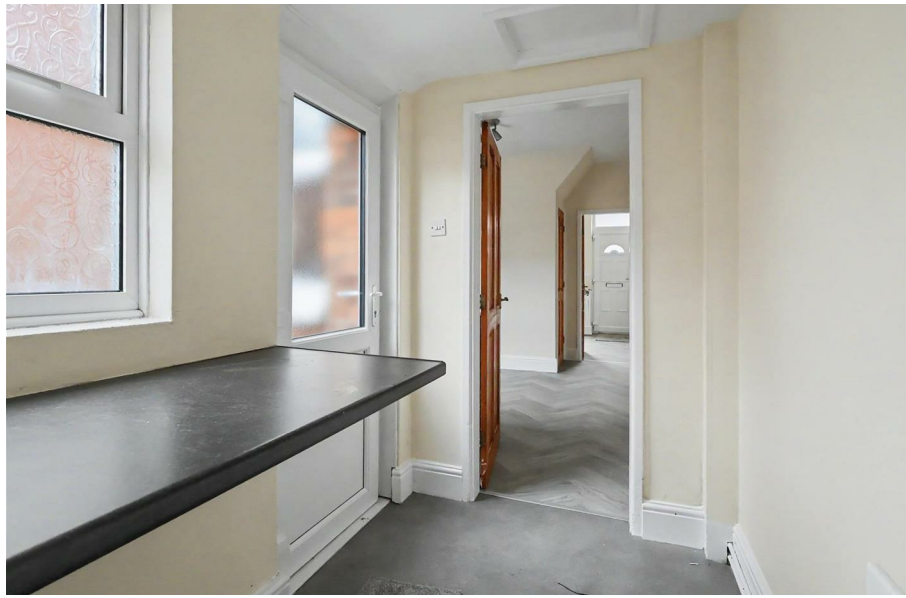






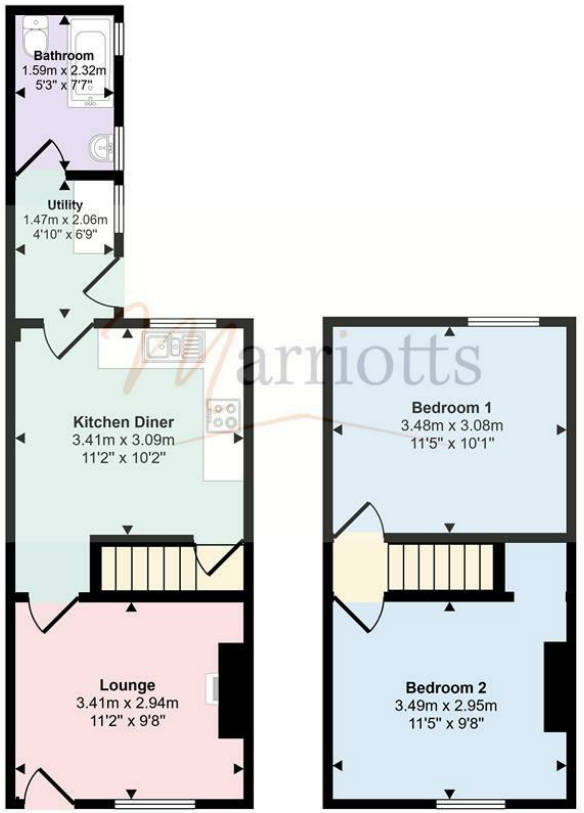


ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access
OTHER INFORMATION: Some photo's are virtually staged





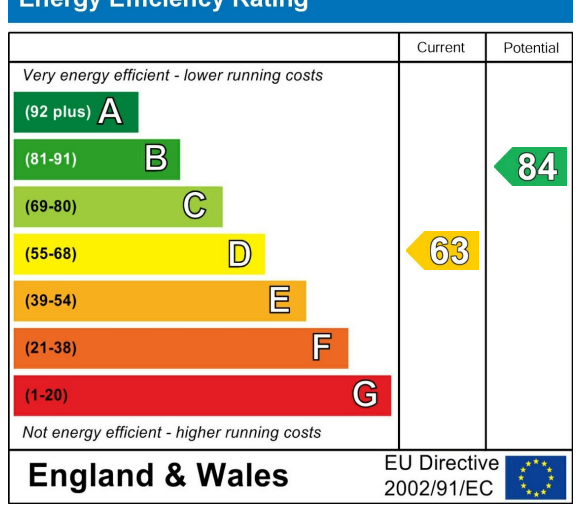
Approx Gross Internal Area
56 sq m / 606 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft

First Floor
Approx 25 sq m / 265 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.





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

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