



55 Corsham Gardens, NG3 6LZ

£200,000



Marriotts



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- Three good sized bedrooms
- UPVC double glazed conservatory
- Large detached garage
- Full length lounge diner
- Modern kitchen with integrated fridge freezer
- Cul-de-sac location

Three bedroom modern end town house in a cul-de-sac location with three bedrooms, detached garage and for sale with NO UPWARD CHAIN!!

£200,000



Overview

Tucked away at the head of the cul-de-sac, this property boasts ample parking for up to four vehicles, complemented by a spacious detached garage, making it an ideal choice for families or those with multiple vehicles.

Upon entering, you are welcomed into a bright and airy through lounge diner, which flows into a conservatory that overlooks the mature and private rear garden. Being in the corner, the garden itself is a great size and provides a lovely retreat and is enclosed by a high brick wall providing further privacy and security.

The modern kitchen is a highlight of the home, featuring elegant cream gloss soft-close doors that add a touch of sophistication and also comes with an integrated fridge freezer, plus a composite front door leading out to the front driveway.

Upstairs, the property has three well-proportioned bedrooms and bathroom with an electric shower over the bath.

This delightful home in Corsham Gardens has been very well maintained throughout, so whether you are a first-time buyer or looking to settle into a family home, this residence is sure to impress. Do not miss the opportunity to make this charming house your new home.

Entrance Hall

With double-glazed composite front entrance door, stairs to the first floor landing and electric convactor heater.



Living Room

UPVC double glazed oriel bay window to the front and double glazed sliding patio door through to the conservatory. Marble fireplace and hearth with living flame gas fire and wooden surround, electric storage heater and door through to the kitchen.

Conservatory

Being UPVC double glazed with a tiled floor and sliding patio door to the rear garden.

Kitchen

A range of units with cream gloss soft close doors and drawers, wood effect worktops with tiled splashbacks and inset one-and-a-half bowl stainless steel sink unit and drainer. Gas cooker point, integrated fridge freezer, plumbing for washing machine, electric storage heater, UPVC double glazed rear window and composite front door leading to the driveway.

First Floor Landing

With loft access.

Bedroom 1

Large built-in wardrobe, separate airing cupboard, electric storage heater and UPVC double glazed front window.

Bedroom 2

Electric storage heater, UPVC double glazed front and rear windows and loft access.

Bedroom 3

Electric storage heater and UPVC double glazed rear window.

Bathroom

Consisting of a bath with electric shower and full height tiling, toilet and pedestal washbasin with matching tiled splashback. Electric fan heater and UPVC double glazed rear window.

Outside

There is ample parking to the front with a large detached garage and side gated access leading to the rear. To the rear is a paved pathway which extends to the rear of the conservatory, shaped lawn with established borders, raised planters, mature trees including Silver Birch and an outside tap.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: not known

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none

FLOOD RISK: not known

ASBESTOS PRESENT: not known

ANY KNOWN EXTERNAL FACTORS: not known

LOCATION OF BOILER: tbc

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: tbc



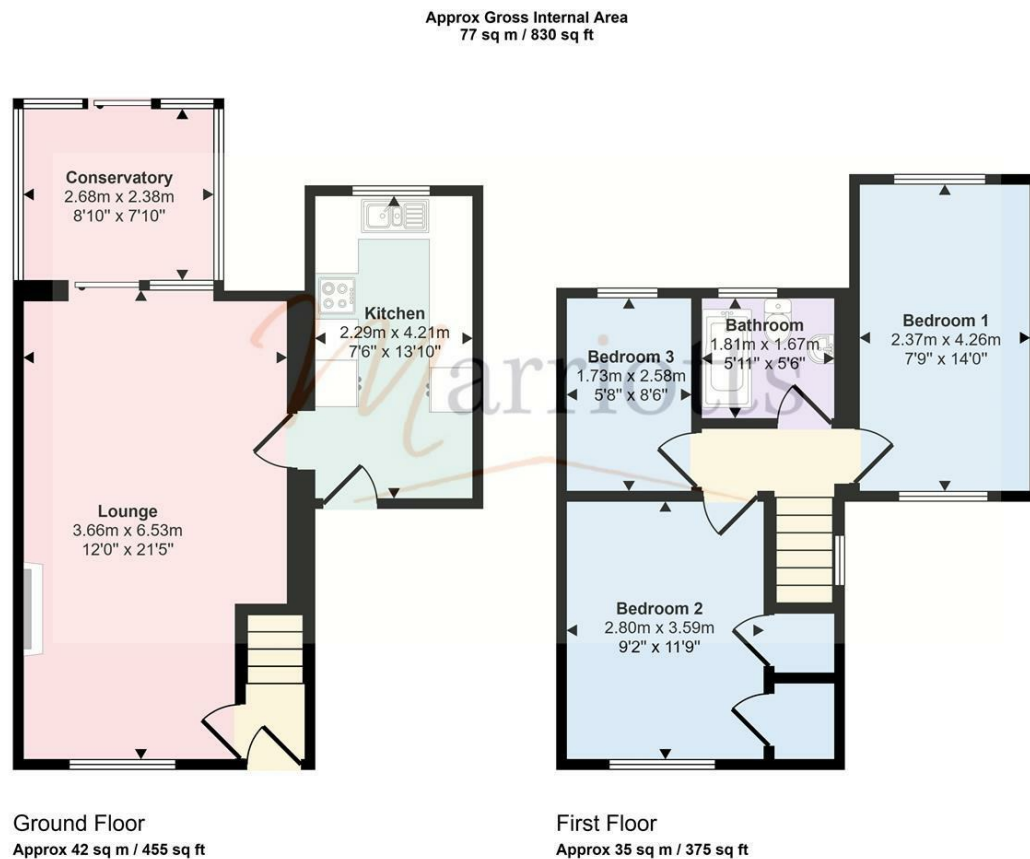




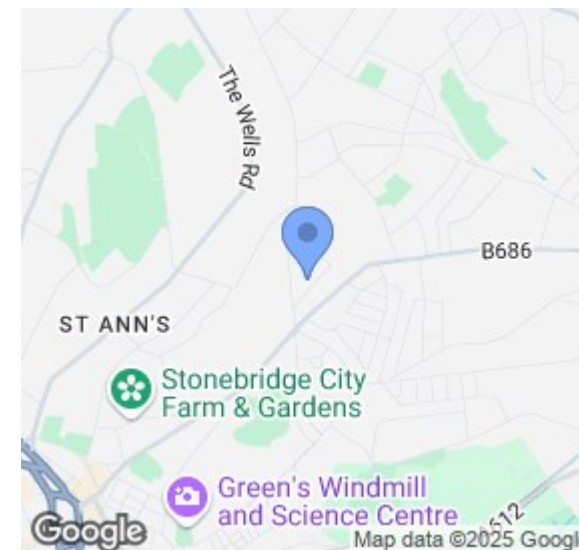
MAINS ELECTRICITY PROVIDER: tbc
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: not known
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level at the front and rear







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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