



87 Beaconsfield Street, NG7 6FN

£120,000

 2  1  2  D

 Marriotts



87 Beaconsfield Street , NG7 6FN

- Excellent refurbishment project, with No upward chain!
- Kitchen, bathroom & Cellar
- Within easy reach of a variety of local amenities and transport links
- 2 double bedrooms, 2 reception rooms
- Enclosed rear garden

This mid-terraced house presents an excellent opportunity for those seeking a refurbishment project with no upward chain.

The house features two spacious double bedrooms, two reception rooms, kitchen, bathroom and an enclosed rear yard complete with an outdoor store, and a cellar for additional storage.

Its prime location ensures that you are within easy reach of a variety of local amenities, including shops, schools, and parks. Furthermore, excellent transport links offer an easy commute into the city enhancing the appeal for both first-time buyers and investors alike.



£120,000



Entrance

With shared front access from the pavement, the front door leads into an inner entrance porch and a second door leads into the hallway. The Hallway is carpeted, with lounge door to the right, cellar entrance after and dining room straight ahead.

Lounge

The lounge is carpeted, with UPVC double glazed bay window, radiator and wall mounted gas fire.

Dining room

Giving access to the kitchen, and having UPVC double glazed window to the rear, carpet, radiator, electric fire with surround and hearth and carpeted stairs to the first floor.

Kitchen

With wall and floor cabinets, worktop, stainless steel sink & mixer taps, space for washer, cooker and fridge freezer, radiator, wall mounted boiler, UPVC window to the side and door into the rear lean too/garden.

Landing

The landing is carpeted and has loft access.

Bedroom 1

With two UPVC windows to the front, carpet and radiator.

Bedroom 2

With UPVC windows to the front, carpet, radiator and a over stairs storage cupboard.

Bathroom

Fully tiled walls and vinyl flooring, UPVC window to the rear, radiator, toilet, wash hand basin, bath with electric shower over and fitted storage cupboard.

Rear yard

The rear yard is fully enclosed with an outside store.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: None

FLOOD RISK: Very low

ASBESTOS PRESENT: Unknow

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

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:

BROADBAND AVAILABILITY: Please visit Ofcom -



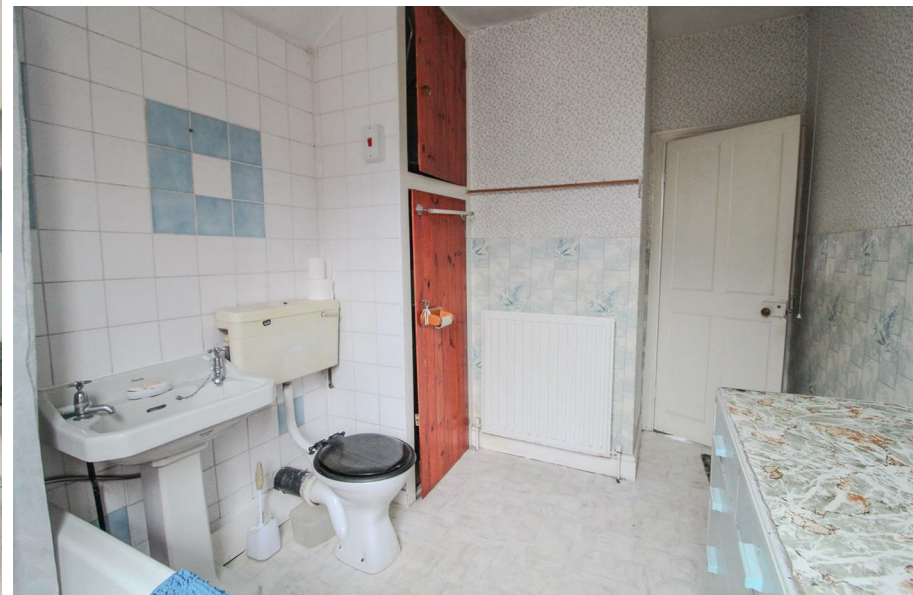




Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:

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 licensing 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.



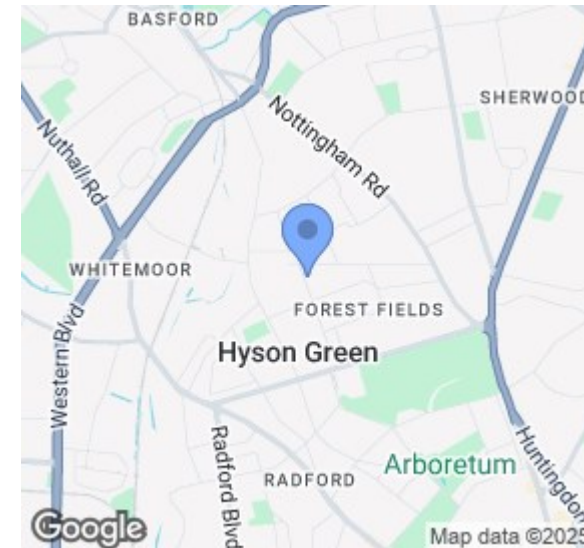




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(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.
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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

