



67 Phoenix Avenue, Gedling, NG4 4DR

£165,000





# 67 Phoenix Avenue Gedling, NG4 4DR

- Three bedrooms
- Breakfast kitchen
- Modern shower room
- Through lounge diner
- Majority decked rear garden
- Solar panels

A three bedroom end terraced house in an elevated position, for sale with NO UPWARD CHAIN! Entrance hall, full length lounge diner, breakfast kitchen with utility room and a majority decked, tiered rear garden! Gas central heating with modern combination boiler, UPVC double glazed windows and solar panels!

£165,000



## Entrance Hall

With UPVC double glazed front entrance door, radiator, stairs to the first floor landing and door through to the lounge diner.

## Lounge Diner

Brick fireplace and hearth with electric stove style fire. Several LED downlights, two radiators and UPVC double-glazed front and rear windows.

## Breakfast Kitchen

A range of wall and base units with wood effect worktops, inset stainless steel sink unit and drainer and tiled splashbacks. Free-standing brushed steel De'Longhi five ring range with matching splashback and extractor canopy. Under-stair pantry cupboard/utility room with plumbing for a washing machine, light, power, meters, fuse board and solar panel controls. Radiator, UPVC double-glazed side window, and UPVC double glazed double doors to the rear.



## Landing

Loft hatch into the roof space, ceiling vent (linked to the Positive Air Flow system), cupboard housing the Glowworm combination gas boiler.

## Bedroom 1

Built-in four door wardrobe with overhead storage, UPVC double glaze front window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed side window and radiator.

## Shower Room

With fully tiled walls, the suite consists of a walk in shower with glass partition, pedestal wash basin and dual flush toilet. Radiator and UPVC double glazed rear window.

## Outside

To the front, steps from the roadside lead up to the front gate with path leading to the side of the property. This is a shared access path, which provides access to the neighboring property. From the rear, steps lead up to split level decking and artificial grassed area with tiered rockery and steps leading to a further paved patio and summer house. Retaining wall and steps lead up to further decking and further artificial grassed area with greenhouse.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Non-standard

ANY RIGHTS OF WAY AFFECTING PROPERTY: yes

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: landing cupboard



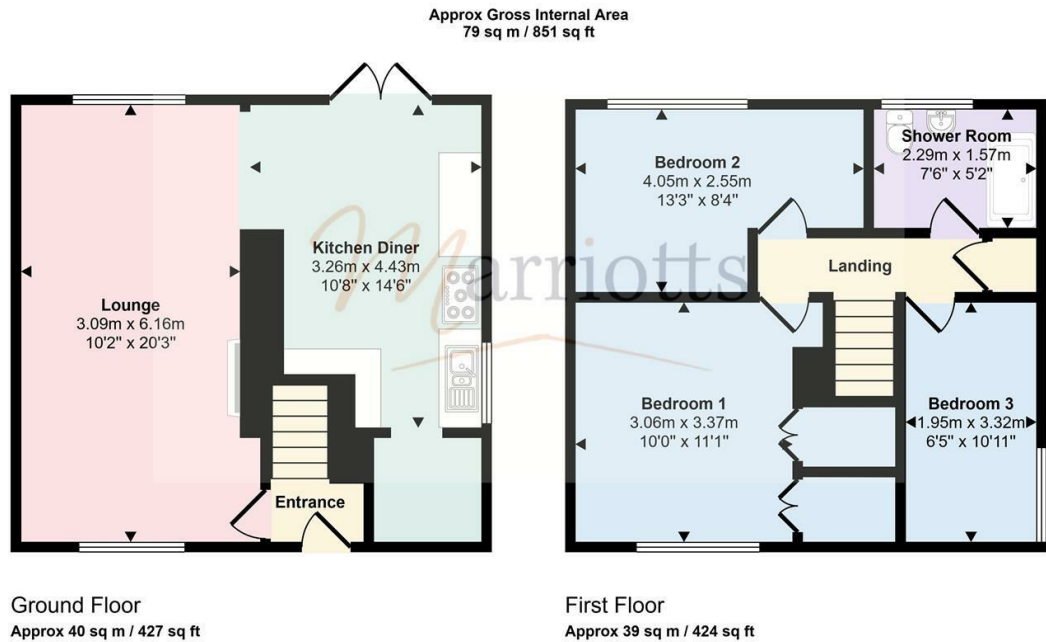




UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: EDF Energy Customers Limited  
MAINS ELECTRICITY PROVIDER: Good Energy  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: n/a







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.
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