



87 Pearmain Drive, NG3 3DL

£180,000

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Marriotts



Every family
HAS A
STORE
welcome to

87 Pearmain Drive , NG3 3DL

- Spacious 3 bedroom family home over 3 floors
- First floor L-shaped landing and modern bathroom to the second floor
- Gas central heating and double glazing
- Modern family kitchen diner, with utility area and downstairs toilet
- Private driveway and EV charging point
- Open city views to the rear

Spacious three-bedroom family home located close to the vibrant city of Nottingham. This 3-storey mid terraced house is well presented throughout, offering both comfort and practicality for modern living.

As you enter, you are greeted by a generous entrance hall that leads into a contemporary kitchen diner, perfect for family meals and entertaining guests. The ground floor also features a convenient separate toilet and a utility and storage room, providing ample space for your household needs. On the first floor, you will find a bright and inviting family lounge, along with the second bedroom. Ascend to the top floor to discover the master bedroom, a well-appointed bathroom, and the third bedroom. The property boasts off-street parking for two cars to the front, whilst the rear garden is a delightful split-level space that overlooks a communal green, adorned with trees and offering lovely views of the surrounding neighbourhood.

Situated conveniently close to local shops and regular bus routes, this home also provides easy access to Nottingham city centre, making it an excellent choice for those who appreciate both tranquility and urban amenities.

£180,000



Entrance hall

The front door leads into the hallway which has laminate flooring flowing through to the kitchen diner and back door. There is a radiator, wall mounted RCD board, wall mounted digital thermostat control, carpeted stairs to the first floor, a door leading to the rear garden and a door into the ground floor toilet; which is fitted with a toilet & duel flush, UPVC window to the rear and vinyl flooring.

Kitchen diner

The kitchen is fitted with shaker style wall and floor cabinets with integrated appliances to include electric oven, grill and microwave, ceramic hob with extractor above. With wood effect worktop, white ceramic sink & drainer with mixer tap, metro tile splash back and UPVC window to rear. Opening into the dining space which has a radiator, tv point and a door into the utility.

Utility room

The converted garage offers plenty of storage, with space for a washer & dryer, worktop counter over and vinyl flooring.



First floor landing

The landing is carpeted and has a good size store cupboard with shelving and housing the central heating boiler.

Bedroom 2

With UPVC window to the rear, carpet, radiator and TV point.

Lounge

The L-shaped lounge has wood effect laminate floor and UPVC window to the front.

Second floor landing

The second floor landing has loft access, a good sized cupboard providing storage and housing the water tank.

Bathroom

The three piece suite comprising of toilet, wash hand basin with tile splash back, bath with electric shower over, glass shower screen and tile surround. There is an extractor fan, radiator, UPVC window the rear and vinyl floor.

Bedroom 1

The master bedroom is carpeted, with radiator and UPVC window to the front.

Bedroom 3

UPVC window to the front, carpeted and radiator.

Outside

To the front there is a pathway running along side the drive which provides off street parking for 2 vehicles, small lawn and EV charging point.

The rear garden is split level, with a railed balcony, outdoor tap and railed concrete steps leading down to the fenced garden, which has lawn & borders.

Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION:

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

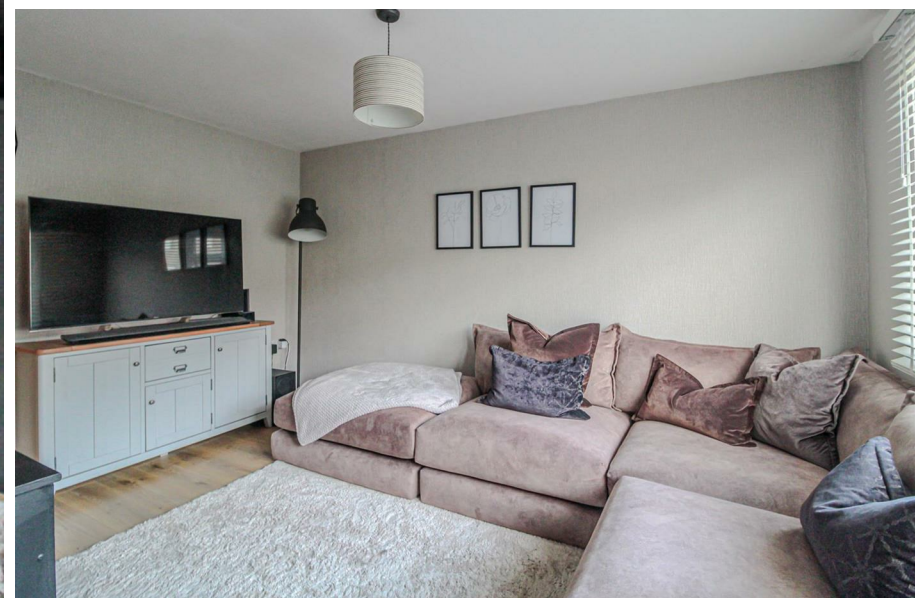




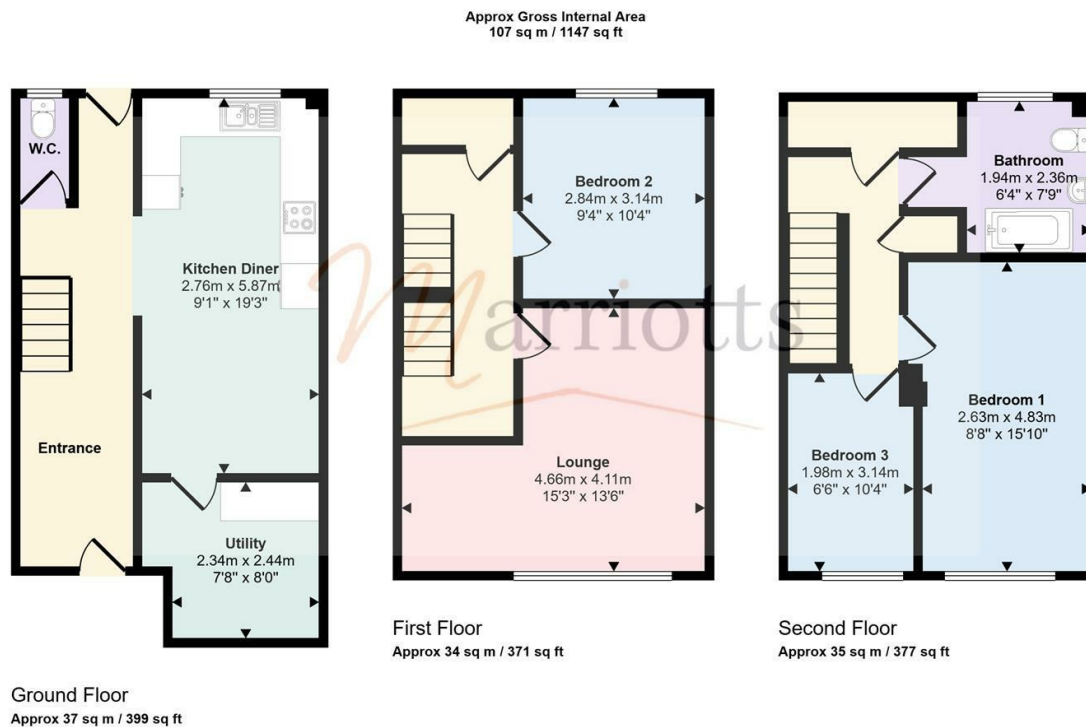


ANY KNOWN EXTERNAL FACTORS: No
 LOCATION OF BOILER: 1st floor landing cupboard
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: Octopus
 MAINS ELECTRICITY PROVIDER: Octopus
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: No
 BROADBAND AVAILABILITY: Please visit Ofcom -
 Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
 Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: Yes
 ACCESS AND SAFETY INFORMATION: Level access to the
 front and split level rear garden with stairs.

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.







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	73	79
(55-68) D		
(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).