



39 Marlborough Road, Woodthorpe, NG5 4GB

£325,000





39 Marlborough Road Woodthorpe, NG5 4GB

- Five bedrooms
- Large breakfast kitchen
- Large brick-built outbuilding
- Two reception rooms
- Solar panels
- Re-roofed in 2007

A bay-fronted Victorian semi-detached house in a sought after area with accommodation over two floors, with five bedrooms (originally three), two reception rooms and a good sized breakfast kitchen. The enclosed rear garden also has a large full-width brick-built outbuilding, which could make a great garden room/home office. The property also has gas central heating, majority UPVC double glazing, solar panels and a new Spanish slate roof in 2007!

£325,000



Entrance Hall

With UPVC double-glazed front entrance door, radiator, original decorative arch and coving, stairs to the first floor landing and doors to both reception rooms.

Front Living Room

With original ceramic tiled fireplace and hearth with coal effect electric fire, UPVC double glazed bay window to the front, two radiators, original decorative coving and ceiling rose.

Dining/Sitting Room

Also with a decorative ceiling rose and an original ceramic tile fireplace and hearth with coal-effect electric fire. Side window, UPVC double-glazed rear window and door through to the breakfast kitchen.

Breakfast Kitchen

A range of units with polished granite effects worktops with an inset stainless steel sink unit and drainer, electric cooker point with black extractor hood, plumbing for washing machine, under-stair cupboard, radiator and UPVC double-glazed side door.



First Floor Landing

Over-stair wardrobe and loft access.

Bedroom 1

UPVC double-glazed front window and radiator.

Bedroom 2

Wall-mounted gas boiler, UPVC double-glazed rear window and radiator.

Bedroom 3

UPVC double-glazed front window and radiator.

Bedroom 4

Pedestal wash basin with tiled splashback, UPVC double-glazed rear window and radiator,

Bedroom 5

Built-in shelved cupboard and UPVC double-glazed side window.

Shower Room

Consisting of a large fully tiled cubicle with chrome main shower, wash basin and concealed cistern dual flush toilet set into a vanity surround with base cupboards. Half tiling to the remaining walls, ladder towel rail, airing cupboard housing the hot water cylinder and window to the side.

Outside

To the front is a small walled frontage. Side shared pedestrian access with a gate leads to a side yard area with a rockery and an outside tap. Picket fence with gate then leads to the garden, where there is a raised planter, borders containing seasonal bedding plants and enclosed with a majority walled perimeter. At the end of the garden is a large full-width brick-built timber-clad outbuilding, with tiled roof and UPVC double-glazed windows and entrance door. A great space that could easily be converted into a home office space or garden room.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band C

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT



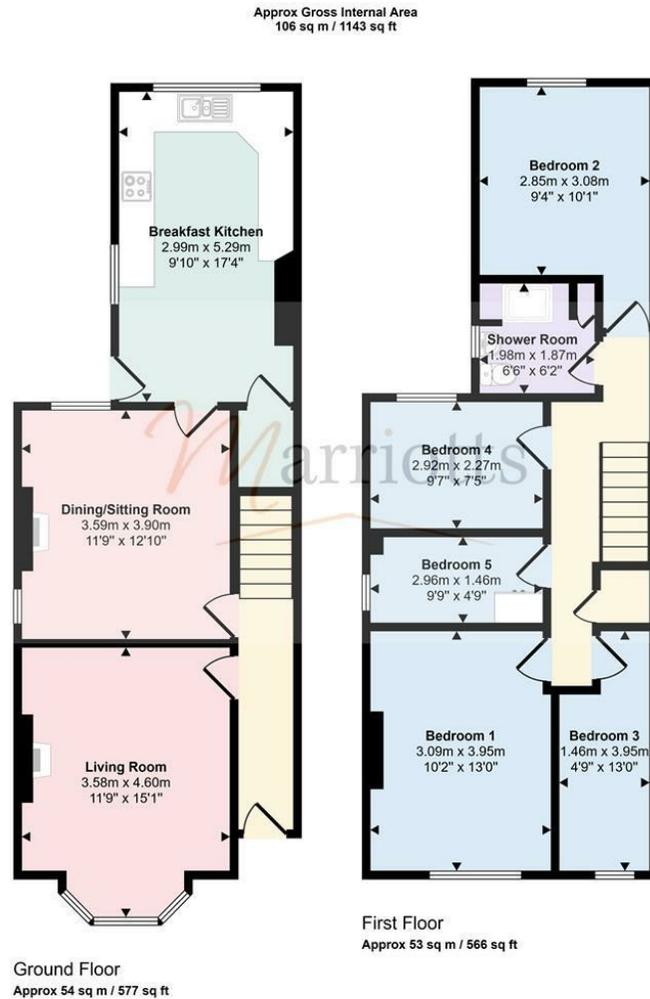




PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: back bedroom
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: British Gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: 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: level access

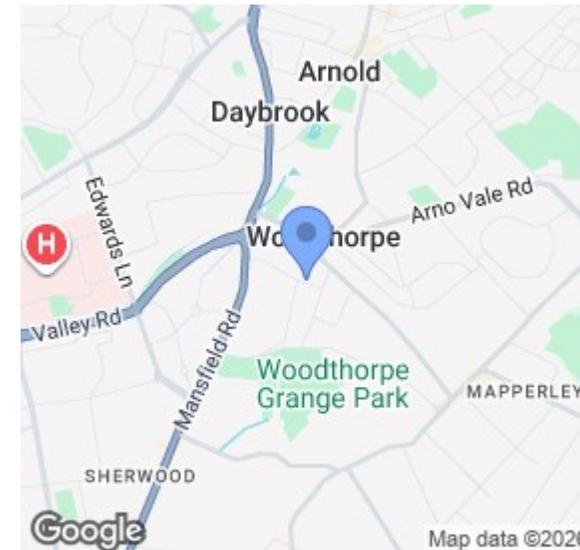






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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

www.*Marriotts*.net

