

31 Bennett Road, NG3 6BP

£160,000

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Marriotts



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- No Upward Chain
- Generous lounge diner. Modern fitted kitchen
- Low-maintenance rear garden. Garage in a separate block
- Spacious two-bedroom ground-floor maisonette
- Contemporary bathroom with bath and separate shower cubicle
- Ideal for first-time buyers and downsizers

Spacious Two-Bedroom Ground-Floor Maisonette with Garage – No Upward Chain

This spacious and beautifully presented two-bedroom ground-floor maisonette enjoys a fantastic location in the heart of Mapperley, with excellent amenities right on the doorstep. The property is also within easy reach of regular public transport to Nottingham City Centre and surrounding areas.

The property offers generous accommodation throughout, beginning with a welcoming entrance hall featuring a large, useful storage cupboard. The impressive lounge diner provides plenty of space for relaxing, while the modern fitted kitchen benefits from an integrated fridge freezer, dishwasher and washer/dryer. There are two well-proportioned bedrooms, together with a stylish contemporary bathroom featuring both a bath and a separate shower cubicle. Outside, the property benefits from its own low-maintenance rear garden, providing a pleasant outdoor space to enjoy, along with the added convenience of a garage situated in a separate block.

An excellent opportunity for first-time buyers, downsizers or those looking for convenient ground-floor living in a highly sought-after location.





Entrance hall

UPVC front door leads into the hallway which gives access to all rooms. Wood effect laminate floor flows through the hall, to the kitchen and lounge diner as well. The hallway has a large storage cupboard which also houses the alarm panel and RCD board. There two radiators and wall mounted thermostat controls.

Kitchen

The kitchen is fitted with wall and floor cabinets, featuring integrated dishwasher, washer dryer, tall fridge freezer, electric oven and hob, with stainless steel extractor hood above. There is wood effect worktop with aqua-board splashback, stainless steel sink & drainer with mixer tap, below the side UPVC double glazed window. The central heating boiler is also set within a cabinet.

Lounge diner

Wooden French doors open into the living room which has ample space for a small dining table and chairs. There are two radiators and a rear UPVC double glazed window.

Bathroom

The bathroom is fully fitted with low maintenance aqua board to the walls, and vinyl flooring. There is a four piece suite comprising of bath with central mixer tap, shower cubicle with electric shower, toilet with dual flush and vanity wash hand basin with water fall taps and two draw underneath. There is a mains heated towel rail and a side UPVC double glazed window.

Bedroom 1

The master bedroom has a rear UPVC double glazed window, carpet and radiator.

Bedroom 2

The second bedroom has a fitted wardrobes, radiator, carpet and front UPVC double glazed window.

Outside

The property benefits from its own rear garden under the lounge & bedroom 1 windows. There is a single garage in a separate block.

Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 999 years From: 1973
GROUND RENT: £20 per annum - to be reviewed on: .....
COUNCIL TAX: Gedling - Band A
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Communal footpaths
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: E-on
MAINS ELECTRICITY PROVIDER: E-on
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom -







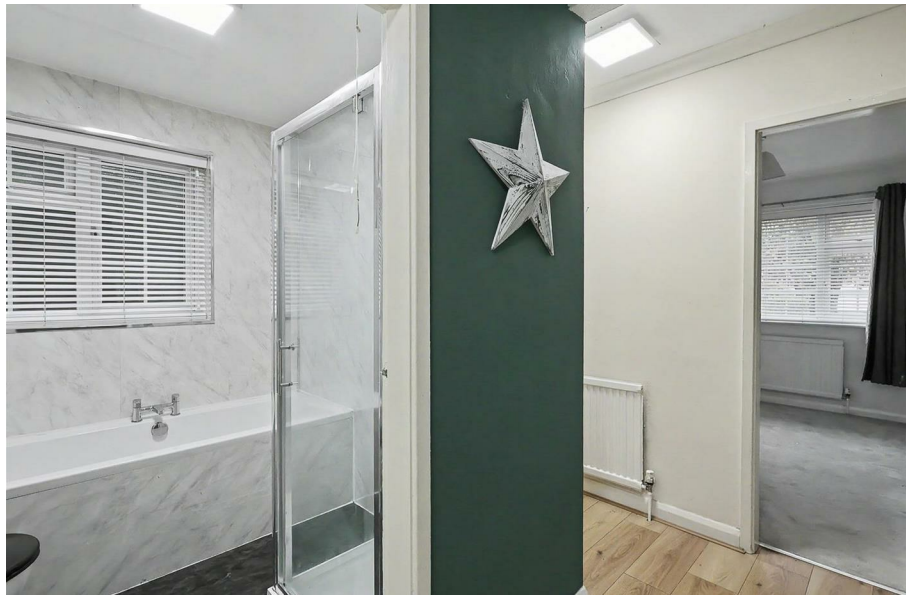




Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Ground floor apartment with 3 steps to the front door.
OTHER INFORMATION: Please note some photographs in this advert have been enhanced with virtual furniture for demonstration purposes.

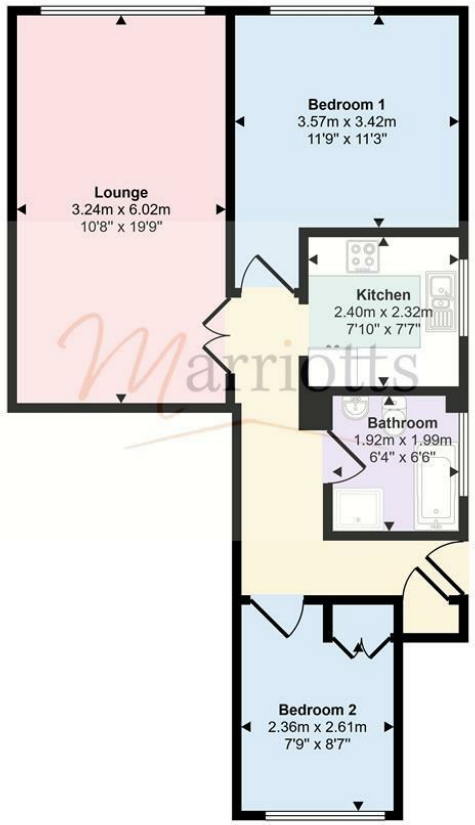
OTHER INFORMATION:

*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only * Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.



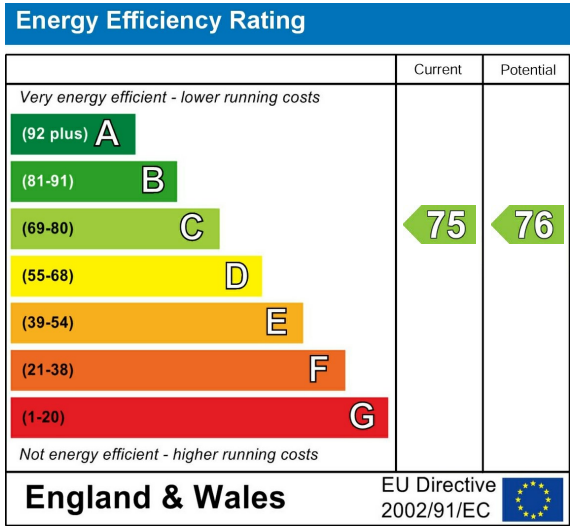


Approx Gross Internal Area
60 sq m / 649 sq ft



Floorplan

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.

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.
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).

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