



33 Hunter Road, Arnold, NG5 6QZ  
£270,000



Marriotts





# 33 Hunter Road Arnold, NG5 6QZ

- Fully refurbished semi detached house
- Fitted kitchen with appliances
- Detached garage
- Upgraded wiring and re-plumbed
- Impressive rear courtyard and garden
- Cul-de-sac location

A fully refurbished three-bedroom semi-detached house on the popular Plains Estate. The property has upgraded wiring and plumbing with a brand new Baxi combination gas boiler, a fully fitted kitchen with appliances including a dishwasher and washing machine. Front living room with feature flush-mounted electric fire, and a fantastic rear courtyard garden/barbecue area with steps off to the raised lawned garden. Great attention to detail with new carpets and flooring throughout. Viewing strongly advised!!



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## Entrance Porch

With double glazed sliding patio door and UPVC secondary door to the main hallway.

## Hallway

With wood laminate flooring continuing throughout the ground floor, radiator, stairs to the first floor landing and doors to both the living room and kitchen diner.

## Kitchen Diner

The kitchen area is fitted with brand new wall and base units with wood effect worktops, inset composite sink unit in black with retractable mixer tap and tiled splashbacks, integrated electric oven and ceramic hob in black with extractor, dishwasher, washing machine and fridge freezer. UPVC double glazed side window, concealed Baxi combination gas boiler and from the dining area, a rear door leads out to the gravelled courtyard and a large opening leads through to the living room.



## Living Room

With feature flush mounted electric fire, radiator and UPVC double glazed front window.

## Landing

UPVC double glazed side window and doors to the bathroom and all bedrooms.

## Bedroom 1

UPVC double glazed front window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed front window and radiator.

## Bathroom

With fully tiled walls and floor, the suite consists of a shaped bath and screen with central mixer tap, rain shower and second mixer, along with a dual flush toilet and wash basin with vanity base cupboard.

## Outside

To the front is a gravelled garden and driveway, with gated access leading to the side of the property and detached rear garage. To the rear of the house is a lovely enclosed courtyard garden and barbeque area with feature wooden slat retaining wall and steps leading up to the main garden. The garden is lawned on two levels, separated by timber edged gravelled steps.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottinghamshire & Gedling - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen











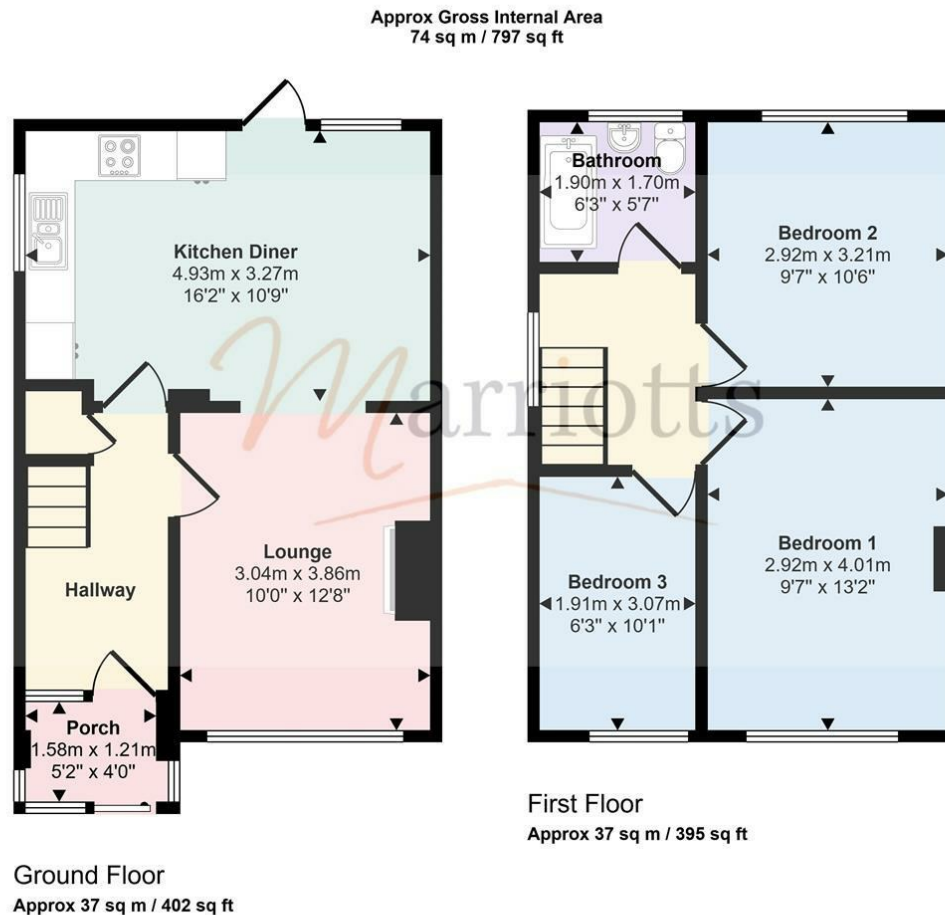
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: n/k  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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