



13 Norman Street, Netherfield, NG4 2JD

Price Guide £130,000



Marriotts



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- Two double bedrooms
- Bathroom with electric shower
- Low maintenance garden
- Kitchen with oven & hob
- Worcester Bosch combi boiler
- NO UPWARD CHAIN

FANTASTIC FIRST TIME BUY!! A lovely two bedroom mid-terraced house that has been recently redecorated, with new carpets throughout. The property also has a low maintenance enclosed rear garden, lounge, dining room, kitchen with integrated oven and hob, both bedrooms with feature decorative cast iron fireplaces and a spacious bathroom with white suite and electric shower. Worcester Bosch combination boiler, RCD board installed in 2022 and UPVC double glazed. Great price and for sale with NO UPWARD CHAIN!



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Lounge

With UPVC double glazed front entrance door and window, ceramic tiled fireplace with wooden surround and provisions for a gas fire. Corner cupboard housing the smart electric metre and RCD board installed in 2022. Radiator and doorway through to the dining room.

Dining Room

With feature wall mounted log effect electric fire, UPVC, double glazed rear window, radiator, under-stair cupboard and doorway with stairs leading to the first floor landing. Arched doorway leads through to the kitchen.

Kitchen

With granite effect worktops, inset stainless steel sink and drainer, slate tile effect floor covering, brushed steel trim electric oven, four ring gas hob, splashback and brushed steel extracted canopy. Plumbing for a washing machine, wall mounted Worcester Bosch combination gas boiler, UPVC double glazed window and side door side.

Landing

Doors to both bedrooms.

Bedroom 1

Decorative cast iron fireplace, radiator, two radiators, UPVC double glazed rear window and door to the bathroom.

Bathroom

With tiled floor and white suite consisting of bath with full height tiled surround and electric shower, dual flush toilet and pedestal wash basin with tiled splashback. Large three door airing cupboard, radiator and UPVC double glazed rear window.

Bedroom 2

Decorative cast iron fireplace, built in wardrobe and UPVC double glazed front window.

Outside

There is a paved yard area with LED flood light, leading to the main garden and paved patio/seating area and gravelled garden with a fenced perimeter and rear gate leading to a pedestrian footpath.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottinghamshire - Band A

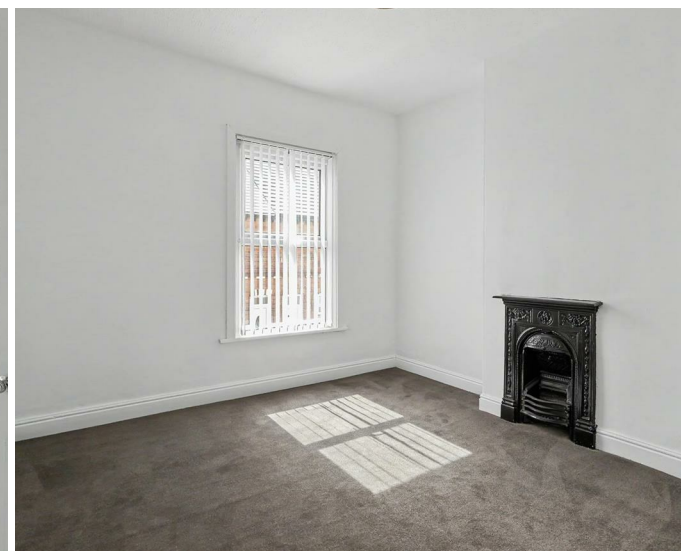
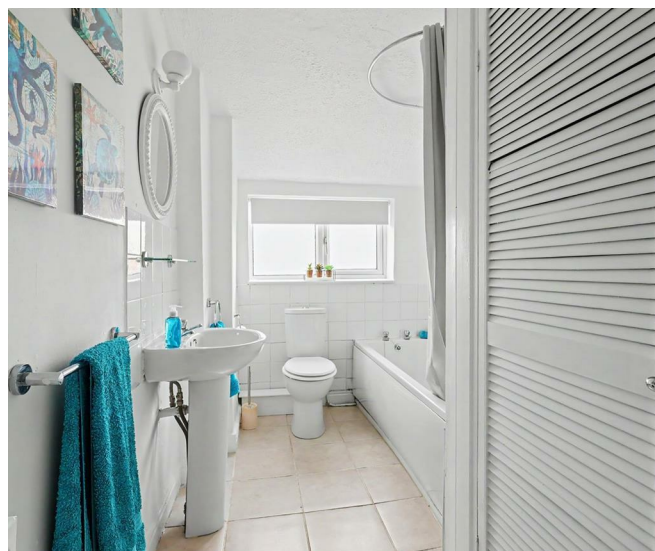
PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

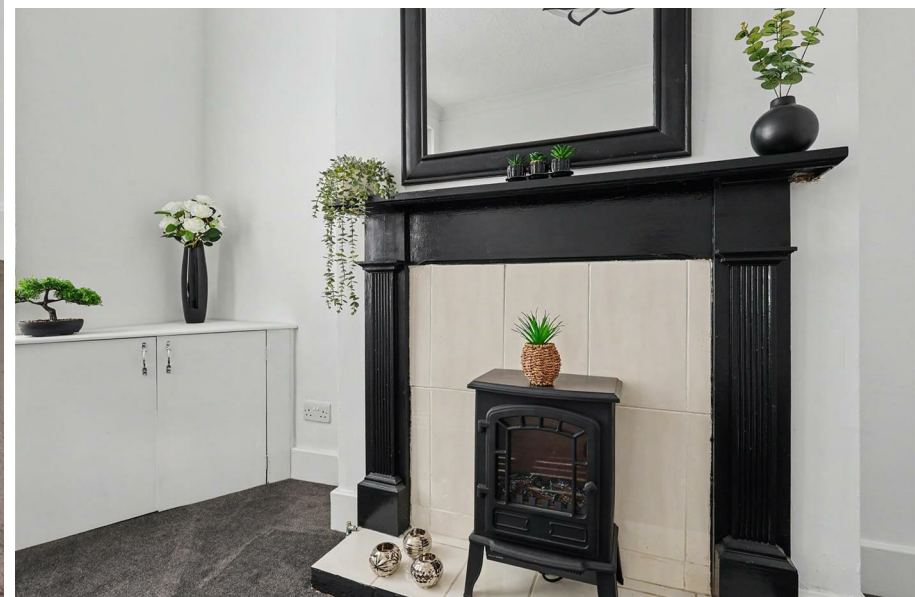
ASBESTOS PRESENT: n/k



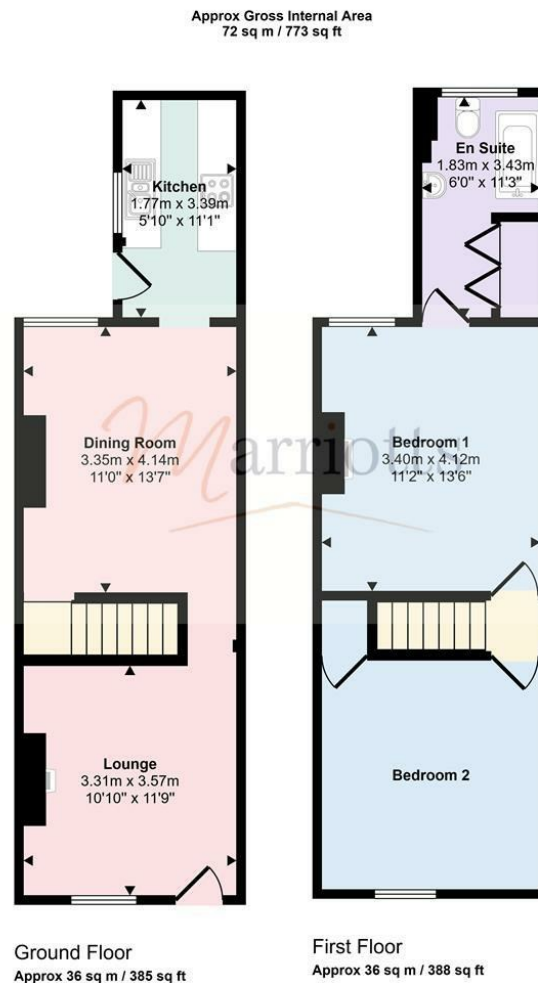




ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access
IMPORTANT NOTE: Some images have been virtually
staged







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
(81-91) B		
(69-80) C		
(55-68) D	64	
(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).