



26 Vernon Road, Basford, NG6 0AB
£180,000

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- Fully refurbished
- Top bedroom with en-suite
- Ground floor bathroom
- Three double bedrooms
- Lounge & kitchen diner
- Two bay cellar

FULLY REFURBISHED!! A lovely **THREE STOREY** end terraced house for sale with **NO UPWARD CHAIN**. The property has undergone major improvements from kitchen and bathrooms, to a **NEW ROOF, RE-WIRED, RE-PLUMBED** with a new central heating system and a **DAMP PROOF COURSE!** Front lounge, rear newly fitted dining kitchen with rear entrance lobby, ground floor bathroom and a two bay cellar. On the first floor are two double bedrooms and on the second floor is the main bedroom with a large skylight window and adjoining en-suite shower room and to the rear is an enclosed yard area and paved garden with a newly fenced perimeter. UPVC double glazing and new carpeting and flooring throughout. **GREAT FIRST TIME BUY!!**



£180,000



Lounge

With composite front entrance door and UPVC double glazed window, new carpeting with inset door mat, radiator and door through to the dining kitchen.

Dining Kitchen

Brand new wall and base units with soft close drawers and granite style worktops and upstands with inset stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric oven and four ring ceramic hob with glass splashback and contrasting black extractor hood. Part grey wood style floor covering and part carpeted with radiator, door and stairs to the first-floor landing, door and stairs down to the cellar and also access to the rear entrance lobby.

Rear Entrance Lobby

With grey wood style flooring continuing through to the bathroom and UPVC double-glazed side door.

Bathroom

Consisting of a bath with shower boarded surround and shower mixer, washbasin with matching splashback and vanity cupboards and a push button toilet. Chrome ladder towel rail, LED downlights, extractor fan and UPVC double-glazed side window.

First Floor Landing

With doors to two bedrooms and stairs leading to the second floor.

Bedroom 2

With LED downlights, radiator, TV aerial point and UPVC double-glazed front window.

Bedroom 3

Cupboard housing the Ideal combination gas boiler, TV aerial point, radiator and UPVC double-glazed rear window.

Second Floor Bedroom 1

With a large front skylight window, access to insulated eaves, radiator, TV aerial point and smoke alarm.

En-suite

Consisting of a shower-boarded corner cubicle with chrome mains shower, washbasin with matching splashback and base cupboards and a push button toilet. Chrome ladder towel rail, grey wood effect flooring, access to insulated eaves, ceiling downlights with further lower level pelmet downlights, extractor fan and large skylight window.

Outside

To the side of the property is shared lockable wrought iron gated access that leads to a pedestrian path. Side gate then leads to the yard area with an outside tap and LED flood light. The garden is paved with plumb slate borders and enclosed with a newly fenced perimeter.

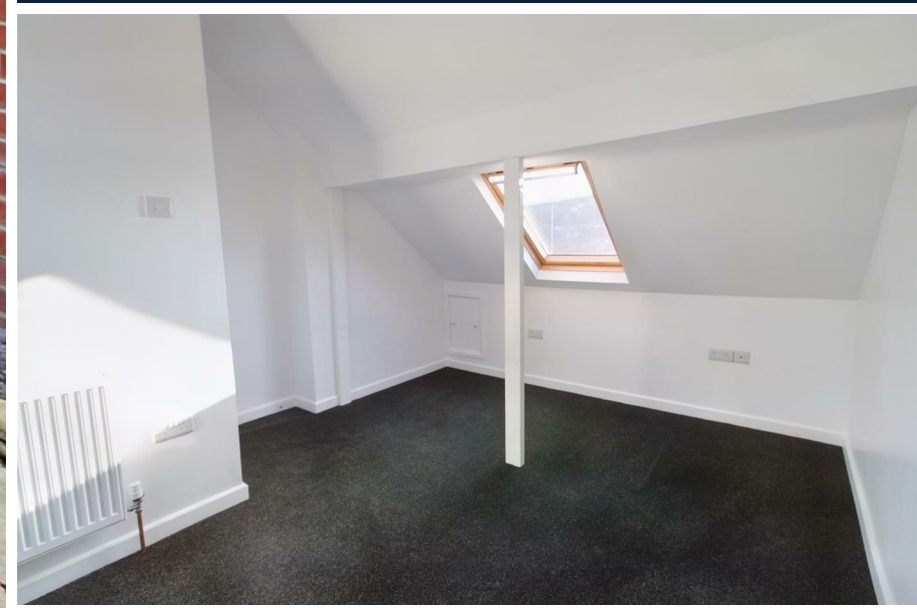
Useful Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A







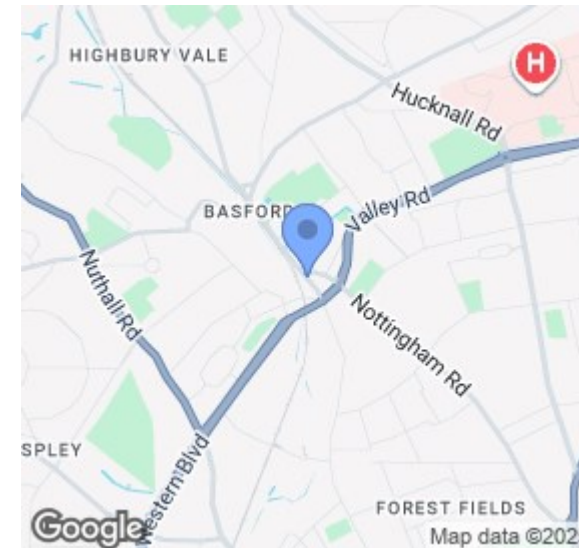




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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		79
(55-68) D	62	
(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.
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