



19 Paddock Close, Cinderhill, NG6 8RB
£150,000



Marriotts

****INVESTMENT BUYERS ONLY **** A well maintained modern end townhouse in a cul-de-sac location directly off Cinderhill Road which leads directly into Bulwell Town Centre. The A610 and M1 are also easily accessible. Currently tenanted, the property can be brought with tenants in-situ making a great investment opportunity with accommodation consisting of an entrance hall, lounge with feature fireplace and rear dining kitchen with oven and hob. Upstairs there are two bedrooms and a bathroom with a white suite and electric shower. Driveway and good-sized end plot.

Entrance Hal

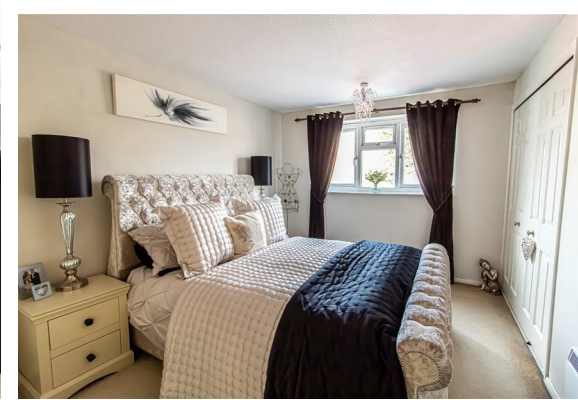
UPVC double glazed front door, cloaks cupboard with meters, stairs to the first floor and door through to the lounge.

Lounge

With feature decorative cast iron fireplace with tiled hearth and Oak coloured surround. Electric storage heater, UPVC double glazed front window and door through to the kitchen diner.

Kitchen Diner

A range of wall and base units with worktops incorporating a stainless steel sink unit and drainer. Appliances consist of an integrated electric oven and four ring electric hob with a filter hood along with plumbing for the washing machine, UPVC double glazed rear window and wood-style floor covering to the kitchen area. The dining area has electric storage heater and has UPVC double glazed double doors leading out to the rear garden.





First Floor Landing

Airing cupboard and loft access.

Bedroom 1

Built-in large wardrobe with folding double doors, UPVC double glazed front window and electric convector heater.

Bedroom 2

UPVC double glazed rear window and electric covector heater.

Bathroom

Consisting of a bath with electric shower and full height tiling, pedestal washbasin and toilet. exposed floorboards and UPVC double glazed rear window.

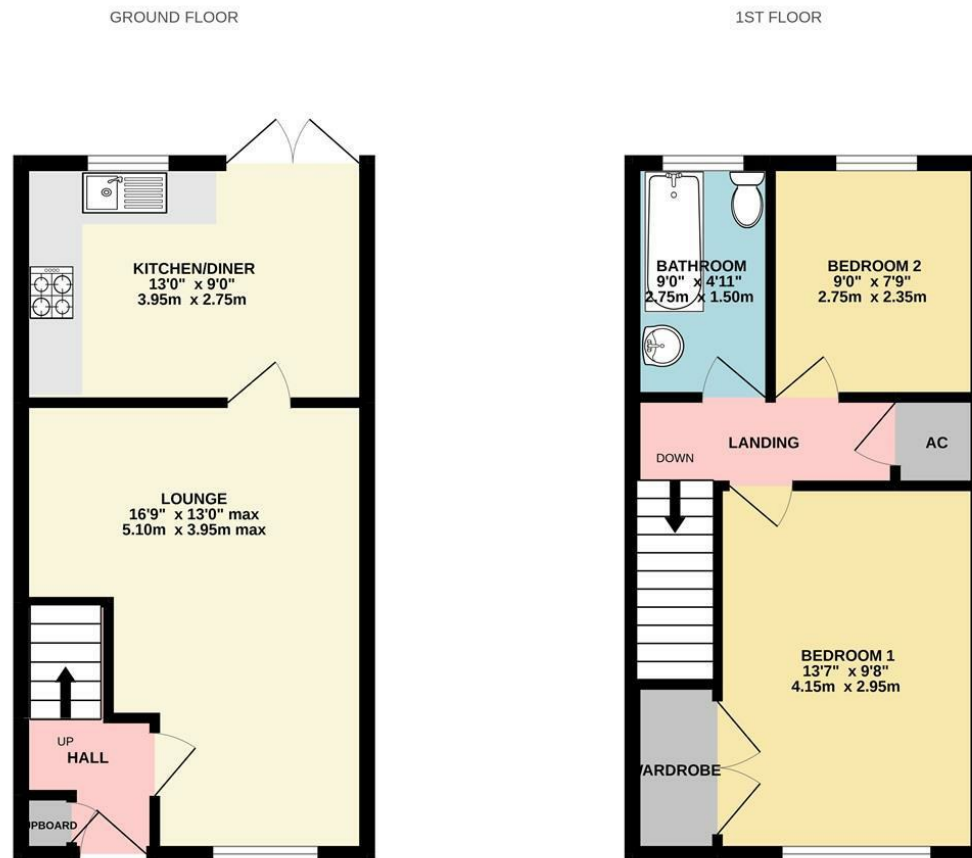
Outside

To the front of the property, there is a driveway with gated access leading to the rear garden. The rear garden is a good size which extends to the side where there is a paved patio, outside tap, hlogen security light, established borders and fenced perimeter.

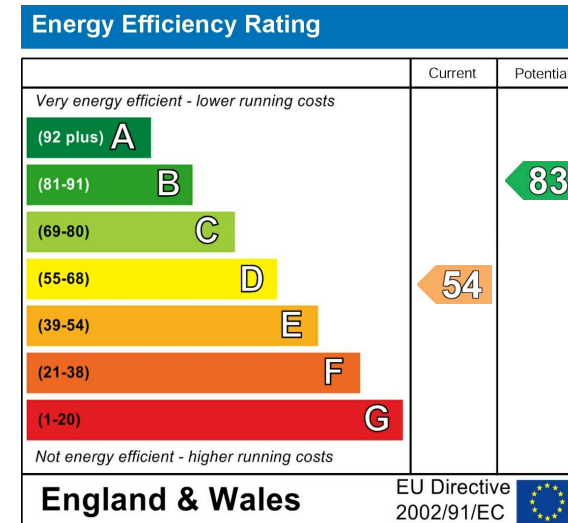
Tenure - Freehold

Council Tax

Nottingham City Council - Band B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022.



Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require 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, Nottingham, NG3 5JU
 0115 953 6644
sales@marriotts.net

www.marriotts.net

