

**Marsden Close  
Basford Nottingham NG6 0BR**

**CHAIN FREE TWO BEDROOM TERRACED  
PROPERTY WITH DRIVEWAY PARKING  
AND ADDITIONAL PARKING SPACE.**

**Offers Over £185,000 Freehold**



A well-presented two-bedroom terraced home situated on Marsden Close, NG6 and offered to the market with the benefit of no upward chain, making it an excellent opportunity for first-time buyers, investors or those looking for a straightforward move.

The property is well maintained throughout and benefits from a driveway to the front of the property as well as an additional allocated parking space. On entering the home there is useful understairs storage along with a convenient ground floor WC and cloak space. The kitchen is fitted with a range of wall and base units with integrated appliances, creating a practical and well-appointed cooking area.

To the rear of the property is a spacious living area with ample room for both lounge and dining furniture. French doors open directly onto the private and enclosed rear garden, allowing plenty of natural light into the room and providing an ideal space for relaxing or entertaining.

To the first floor the property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted storage. The accommodation is completed by a three-piece family bathroom suite.

Further benefits include loft storage and the overall well-maintained condition of the property, allowing a buyer to move straight in with minimal work required.

Overall, this is a comfortable and practical home in a convenient residential location, offered for sale with no upward chain. An early viewing comes highly recommended.



### Entrance Hallway

Composite entrance door leading into the entrance hallway comprising laminate flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

### WC

2'7" x 5'2" approx (0.8 x 1.6 approx)

Laminate flooring, WC, wall mounted radiator, handwash basin, extractor fan.

### Kitchen

6'6" x 8'10" approx (2.0 x 2.7 approx )

A range of matching wall and base units with worksurfaces over, 1.5 bowl sink and drainer unit with mixer tap, space and plumbing for a washing machine, oven with four ring gas hob over and extractor hood above, UPVC double glazed window to the front elevation, space and point for a fridge freezer, wall mounted radiator, laminate flooring.

### Lounge

13'5" x 13'1" approx (4.1 x 4.0 approx)

UPVC double glazed French doors to the rear elevation, carpeted flooring, wall mounted radiators, under stairs storage.

### First Floor Landing

Carpeted flooring, wall mounted radiator, doors leading off to:

### Bedroom One

9'10" x 13'1" approx (3.0 x 4.0 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, storage cupboard.

### Bedroom Two

12'1" x 6'6" approx (3.7 x 2.0 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, access to the loft.

### Bathroom

6'2" x 5'10" approx (1.9 x 1.8 approx)

UPVC double glazed window to the rear elevation, panelled bath with mains fed shower over, tiled splashbacks, handwash basin, WC, heated towel rail, extractor fan, shaver point.

### Front of Property

To the front of the property there is a driveway providing off the road parking.

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with paved patio and fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

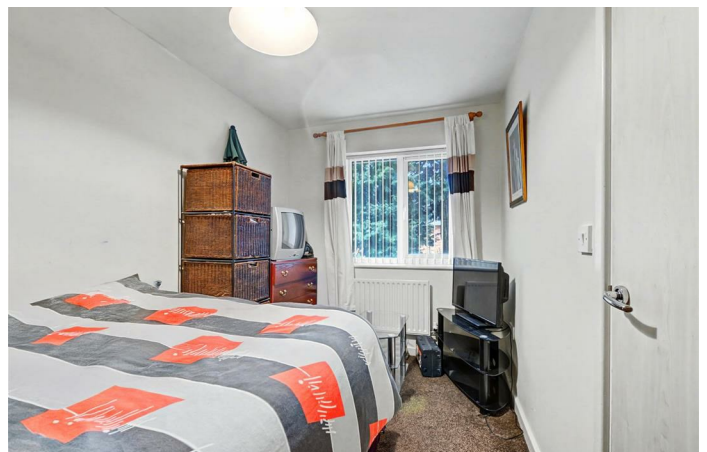
Flood Risk: No flooding in the past 5 years

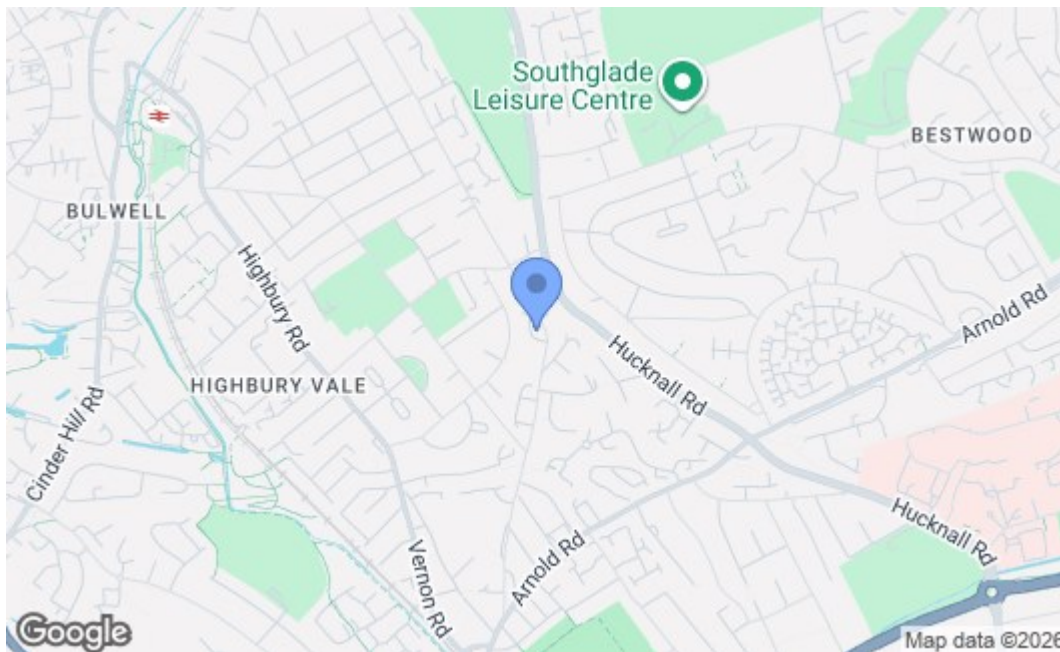
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.