



12 Marlow Avenue,
Old Basford, NG6 0HL

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**** SOLD AS SEEN ****

Offered to the market with no upward chain, and in need of refurbishment throughout, this mid terraced home will make an ideal investment or first time purchase.

The property provides accommodation arranged over two floors including a living room, a kitchen, a rear hallway, and a bathroom on the ground floor, with the first floor landing giving access to two bedrooms.

Benefiting from gas central heating and double glazing, the property has a small enclosed yard to the rear.

The property is situated close to main road routes and local transport links giving access to the City Hospital, Queens Medical Centre and Nottingham city centre.

Guide Price £105,000





GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opens to the:-

Living Room

UPVC double glazed window to the front elevation, ceiling light point, radiator, access to the:-

Kitchen

Units fitted to the wall and base, roll edge work surfaces, single drainer stainless steel sink unit with cupboards under, space and plumbing for a washing machine, gas cooker point.

UPVC double glazed window to the rear elevation, stairs off to the first floor, under stairs storage cupboard, access to the:-

Rear Hallway

Ceiling light point, door to the bathroom, UPVC door giving access to the rear yard.

Bathroom

Fitted with a three piece suite comprising a panelled bath, a wc, and a wash hand basin.

Tiled splash backs, ceiling light point, extractor fan, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, ceiling light point, doors into two bedrooms.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator, built in airing cupboard housing the combination boiler.

OUTSIDE

At the front, the property is flush to the pavement.

To the rear of the property there is a small enclosed yard, with gated access off.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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