



33 Magdala Road, Mapperley Park, NG3 5DJ

Price Guide £250,000

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# 33 Magdala Road Mapperley Park, NG3 5DJ

- Three bedrooms
- Downstairs toilet
- Small private development
- Lounge diner & kitchen
- Kitchen with oven and hob
- NO UPWARD CHAIN

**GREAT LOCATION!!** Forming part of a small development of just six properties nicely set back from Magdala Road is this three bedroomed mid-townhouse with a downstairs toilet, parking, garage and for sale with **NO UPWARD CHAIN!**

**Price Guide £250,000**



## Overview

Accommodation consists of entrance hallway with downstairs toilet, both with newly fitted tile effect vinyl flooring, full-length lounge diner and kitchen with integrated oven and hob, while upstairs there are three bedrooms, bedroom 3 with access to a front balcony. The bathroom suite is in white and has an electric shower over the bath and also has newly fitted tile effect vinyl flooring. The property also has low maintenance gardens, UPVC double glazing & gas central heating with a combination gas boiler.

## Entrance Hall

With a front entrance door, radiator, door to the lounge and tile effect vinyl flooring continuing through to the downstairs toilet.

## Downstairs Toilet

With corner washbasin and splashback, toilet and UPVC double glazed front window.



### Lounge Diner

UPVC double-glazed front and rear windows, two radiators, staircase leading to the first floor, marble fireplace and hearth with Adam style surround and coal effect electric fire. Glazed panel door leads through to the kitchen.

### Kitchen

A range of wall and base units with wood effect worktops and inset stainless steel sink unit and drainer with tiled splashback. Electric oven and four-ring gas hob with filter hood along with space for an upright fridge freezer, plumbing for washing machine, tile effect floor covering, radiator, UPVC double glazed window and door to the rear.

### First Floor Landing

Loft access and cupboard housing the Glowworm combination gas boiler.

### Bedroom 1

Built-in double wardrobe, radiator and UPVC double glazed rear window.

### Bedroom 2

Built-in double wardrobe, radiator and UPVC double glazed front window.

### Bedroom 3

With radiator and UPVC double-glazed window and door leading out to an enclosed wrought iron-railed balcony.

### Bathroom

With tile effect vinyl flooring, the suite consists of a bath with wood panel, electric shower and full height tiling, pedestal wash basin with tiled splashback and dual flush toilet. Chrome ladder towel rail, wall-mounted vanity light/electric shaver point and UPVC double-glazed rear window.





Park Mews  
33 Margdale Road



### Outside

To the front is a detached single GARAGE with up and over door, side door and window along with a blocked paved parking space. The rear garden is majority crazy paved with a small plumb slate area to one side and a mixture of trellis fencing and a walled perimeter.

### Useful Information

TENURE: Freehold

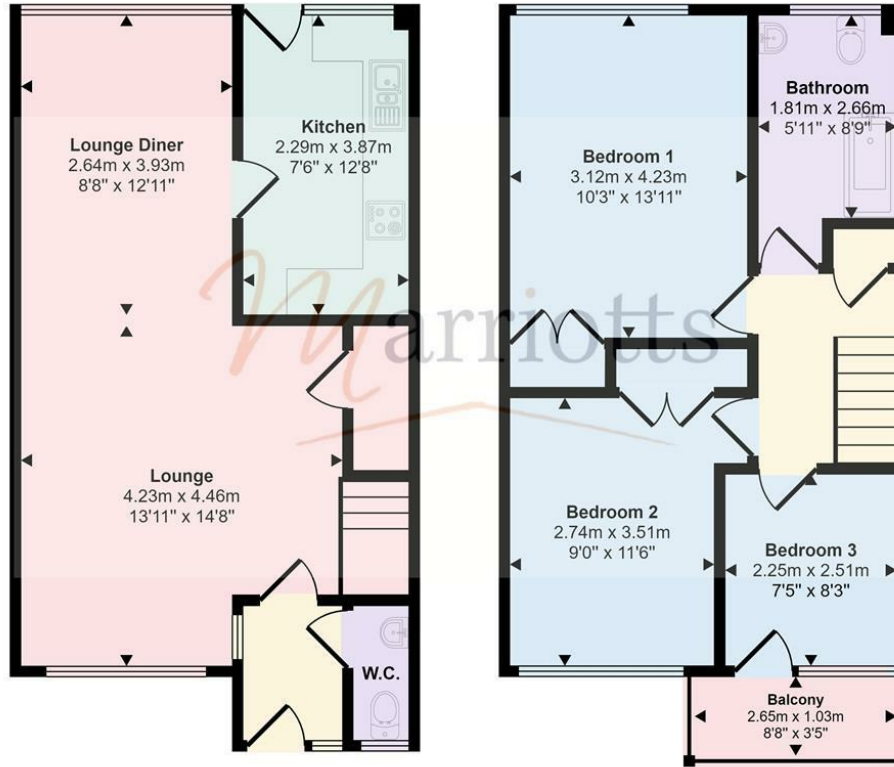
COUNCIL TAX: Nottingham City Council - Band C

The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme. Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





Approx Gross Internal Area  
89 sq m / 959 sq ft



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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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