



19 Stanstead Avenue, Rise Park, NG5 5BL

Offers Over £260,000





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- Two double bedrooms
- Modern wet room
- Cul-de-sac location
- Modern fitted kitchen
- Lounge with feature fireplace
- Immaculate throughout

An immaculate modernised detached bungalow with two double bedrooms and in a cul-de-sac location, just a short distance from Hucknall Road which leads to Bulwell and surrounding areas including a large local Tesco supermarket!

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Overview

The accommodation consists of entrance hallway with composite front door, lounge with a featured illuminated fireplace and electric fire, modern breakfast kitchen in gloss cream with integrated appliances including a fridge, freezer and dishwasher. There are two double bedrooms and a modern wet room and the property also has UPVC double glazing, gas central heating with a combination gas boiler, pressed concrete driveway leading to a gated carport and a good sized rear garden with large workshop.

Entrance Hall

With composite front entrance door, original Oak strip flooring, traditional style radiator, loft access and two ceiling light points.

Lounge

With feature polished marble fireplace and hearth with downlighting and electric fire. Wooden flooring, radiator and UPVC double glazed front window.



Breakfast Kitchen

A range of wall and base units in gloss cream with granite style worktops and black glass-topped stainless steel sink unit and drainer. Appliances consist of an integrated electric oven, four-ring halogen hob, integrated fridge freezer and dishwasher and cupboard housing the combination gas boiler, smart meters and RCD board. Fitted breakfast bar/table, radiator, ceiling downlights, tiled floor, UPVC double glazed rear window and UPVC double glazed window and side door.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double-glazed rear window and feature anthracite radiator.

Wet Room

With fully tiled walls and non-slip floor, there is a shower area with a folding glass partition screen, fixed head electric shower, second handheld mixer and floor drain. Dual flush toilet and washbasin with vanity drawers, chrome ladder towel rail, UPVC double glazed rear window and extractor fan.

Outside

To the front, there is a pressed concrete driveway and pathway which leads to the front door and gravelled front garden with a walled frontage. Gated access leads to the side carport and rear garden. To the rear is a paved patio, large gravelled seating area with low retaining wall edging, LED floodlight and carriage-style wall light. A concreted area leads to a large workshop with power and the garden is lawned with shaped established beds and borders containing a variety of mature shrubs, enclosed with a fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band C

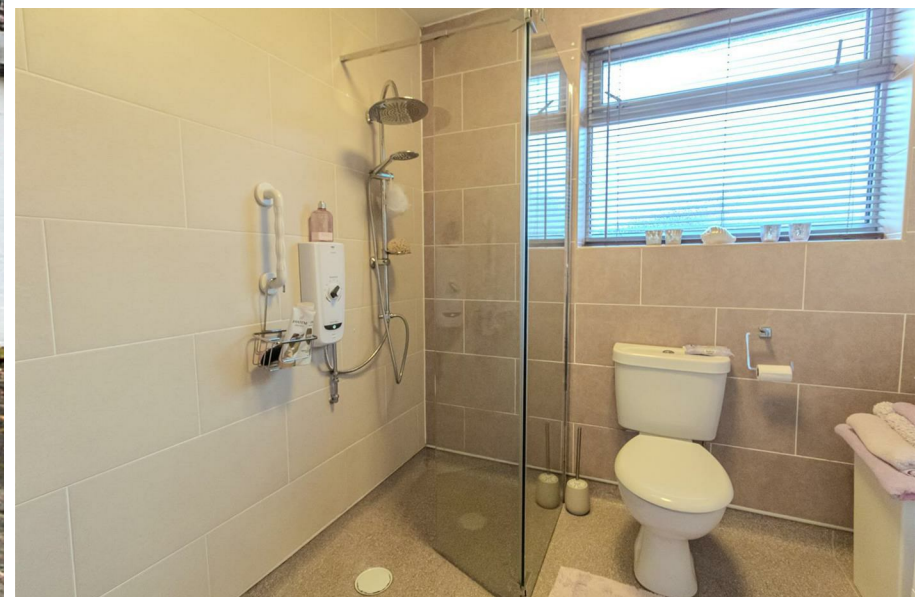
PROPERTY CONSTRUCTION: Cavity brick



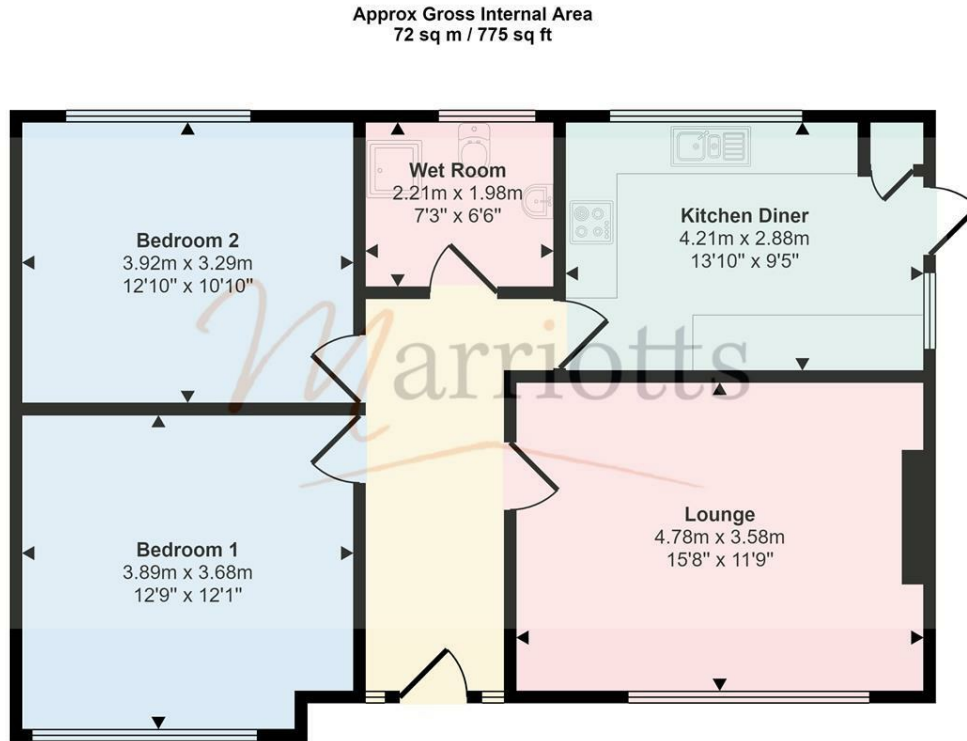




ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None
FLOOD RISK: Very low
ASBESTOS PRESENT: none
ANY KNOWN EXTERNAL FACTORS:
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:



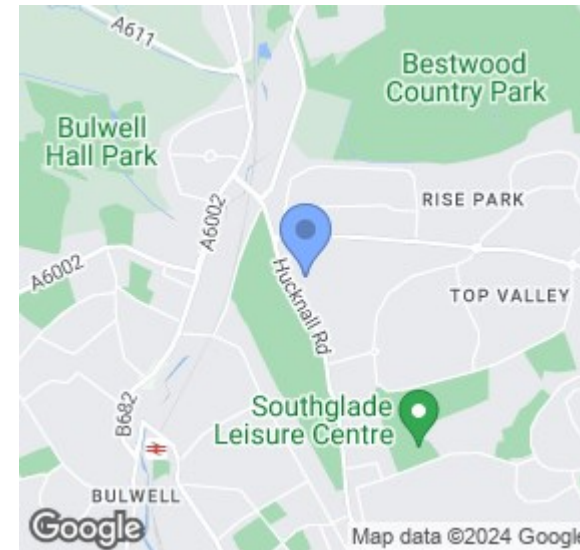




Floorplan

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		81
(69-80) C		
(55-68) D	64	
(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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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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