



87 Mickleborough Avenue, NG3 3EJ

£140,000

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# 87 Mickleborough Avenue , NG3 3EJ

- NO UPWARD CHAIN!
- Two bedrooms
- Off-street parking
- Cul-de-sac location
- Lounge & kitchen diner
- Good sized plot

**IDEAL INVESTMENT/FTB PROPERTY!!** A modern two bedroom semi-detached house in need of general refurbishment, situated at the head of the cul-de-sac with large plot extending to the side and off street parking at the front!

£140,000



## Overview

Accommodation consists of entrance hall, lounge with gas fire, dining kitchen with integrated oven and hob and upstairs there are two bedrooms and bathroom with electric shower. The property also has part UPVC double glazing and gas central heating.

## Entrance Hall

With front entrance door, stairs to the first-floor landing and door through to the lounge.

## Lounge

With a box bay window to the front, wall mounted gas fire, radiator and archway through to the kitchen.

## Kitchen Diner

With a range of wall and base units with wood effect worktops and inset stainless steel sink unit and drainer. Appliances consist of an integrated electric oven and four ring gas hob with filter hood. Plumbing for washing machine, door and UPVC double glazed rear window.



## First Floor Landing

With loft access.

## Bedroom 1

With built-in wardrobe housing the gas boiler and separate over stair cupboard, front window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bathroom

The suite consists of a bath with screen, full-height tiling and electric shower, pedestal washbasin with tiled splashback and toilet. Radiator and UPVC double glazed rear window.

## Outside

There is a lawned front garden and off-street parking. The lawn extends to the side of the property and in turn to the rear. To the rear, steps lead down from the dining kitchen to a small paved patio and lawn with fenced perimeter.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None

FLOOD RISK: Very low

ASBESTOS PRESENT: N/K

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Bedroom cupboard

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.





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**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom - Broadband and Mobile coverage checker.

**ELECTRIC CAR CHARGING POINT:** not available.

**ACCESS AND SAFETY INFORMATION:** Level access to the front. Step down from the kitchen to the rear garden.

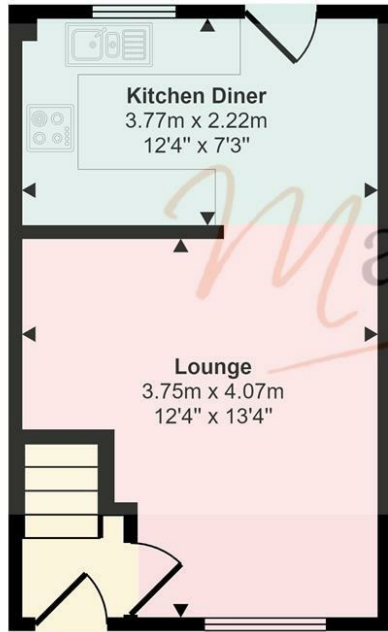
**OTHER INFORMATION:**

**\*\***The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), 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.

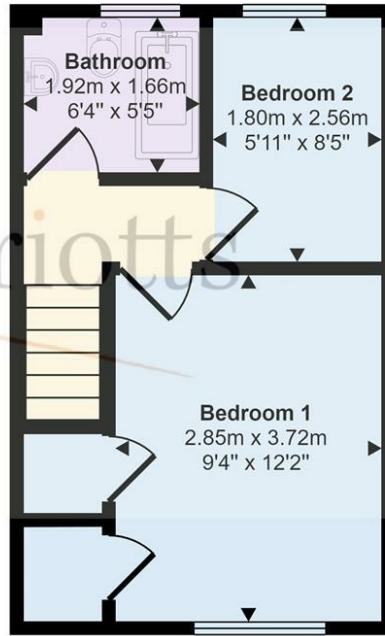




Approx Gross Internal Area  
49 sq m / 531 sq ft



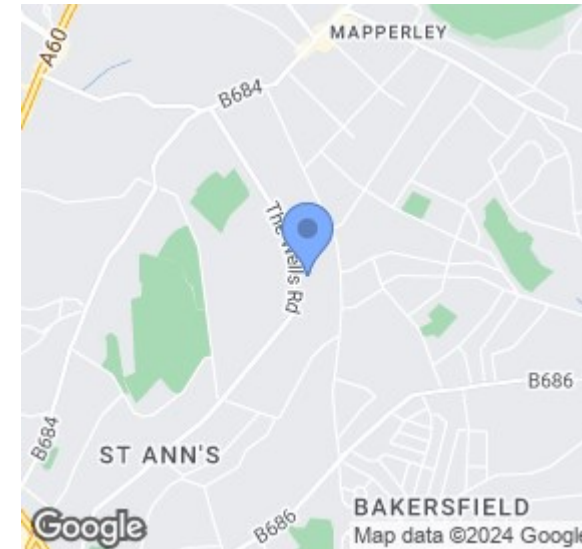
Ground Floor  
Approx 24 sq m / 263 sq ft



First Floor  
Approx 25 sq m / 268 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>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.
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).

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