



62 Arthur Street, Netherfield, NG4 2HN

£140,000

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- Two bedrooms
- Recently refurbished wet room
- Close to retail parks
- Lounge & dining room
- Integrated oven, hob & washing machine
- No upward chain

GREAT FIRST TIME BUY!! For sale with no upward chain is this two bedroomed mid terraced house with recently refurbished first floor wet room, two reception rooms, kitchen with integrated oven, hob and washing machine, enclosed rear yard, UPVC double glazing and gas central heating with combination gas boiler. Also located just a short distance from the centre of Netherfield, offering a wide range of amenities, with Colwick's popular retail parks also close-by!

£140,000



Lounge

With UPVC double-glazed window and front entrance door, radiator, newly fitted carpet, cupboard housing the smart electric meter and RCD board and also separate smart gas meter. Pebble effect electric fire with surround and two wall light points.

Dining Room

With brushed steel pebble effect electric fire and surround, door and stairs to the first-floor landing, understairs cupboard, radiator, UPVC double-glazed rear window and doorway through to the kitchen.



Kitchen

A range of wall and base units with granite effect worktops and inset one-and-a-half bowl stainless steel sink unit and drainer. Brushed steel electric oven, four ring halogen hob with filter hood and integrated washing machine. Radiator, tiled floor, wall mounted Baxi combination boiler installed in 2016, UPVC double glazed rear window and UPVC double glazed side window and door.

First Floor Landing

Loft access, laminate flooring and radiator.

Bedroom 1

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

Bedroom 2

Laminate flooring, radiator and UPVC double glazed window.

Wet Room

With fully tiled walls and non-slip floor, the recently refurbished wet room has a shower area with floor drain, chrome mains shower and extractor, wash basin and a multi-function toilet. Chrome towel rail and UPVC double-glazed side window.

Outside

To the rear is an enclosed yard with an outside tap, fenced perimeter and side gated access across the neighbouring property.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Solid brick

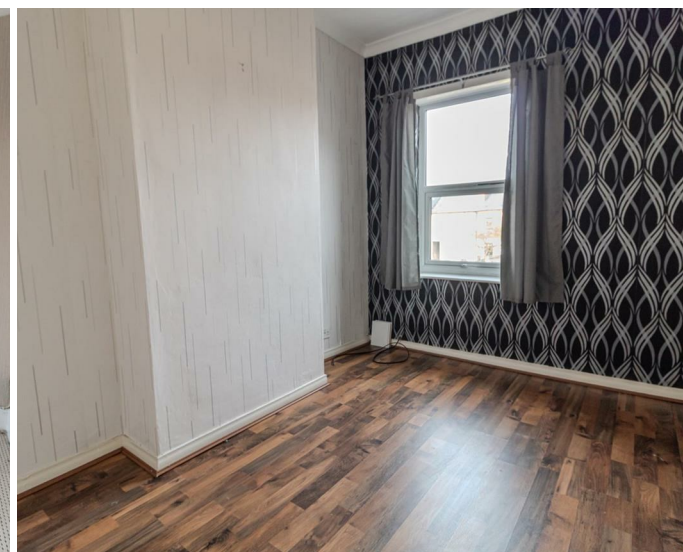
ANY RIGHTS OF WAY AFFECTING PROPERTY: Access across adjoining neighbour

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No





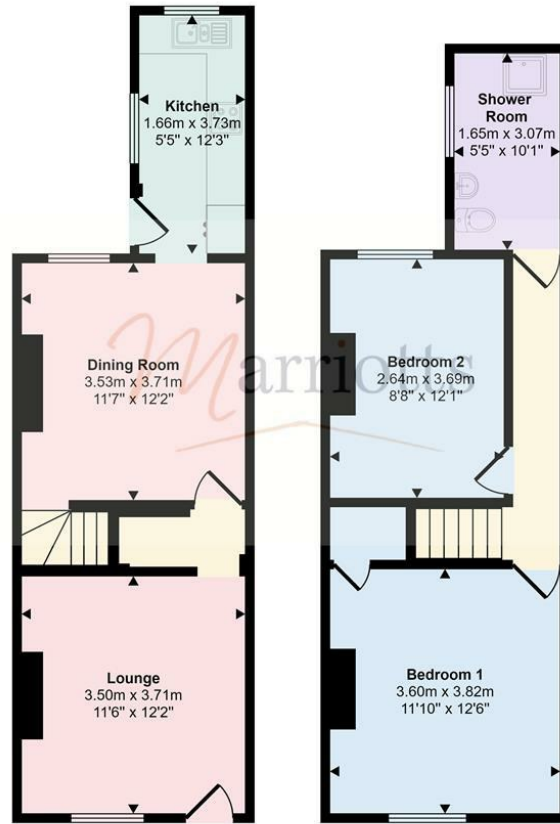


ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon Next
MAINS ELECTRICITY PROVIDER: Eon Next
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit 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: Flat at the front





Approx Gross Internal Area
73 sq m / 785 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft

First Floor
Approx 36 sq m / 391 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) 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			
			79
		56	
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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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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

