



14 Steedman Avenue, Mapperley, NG3 6DL

Guide Price £325,000

 3  1  1  D

 Marriotts



14 Steedman Avenue Mapperley, NG3 6DL

- Three bedrooms
- Kitchen & lounge diner
- Great sized rear garden
- Close to Mapperley shops
- Entrance porch & hallway
- NO UPWARD CHAIN

A traditional three-bedroomed semi-detached house in a very popular location, just a short walk from Mapperley's thriving shopping area. Although in need of some general modernisation, this family home has great potential, with a good sized southwest-facing rear garden and for sale with NO UPWARD CHAIN!

Guide Price £325,000



Overview

Accommodation consists of an entrance porch and hallway, full length through lounge diner and kitchen on the ground floor. Upstairs there are three bedrooms, bathroom with an electric shower and a separate toilet. The property also has majority UPVC double glazing and gas central heating with a combination boiler.

Entrance Porch

With UPVC double glazed entrance door and secondary door with leaded windows through to the hallway.

Hallway

Stairs to the first-floor landing, radiator, under stair cupboard with smart meters and side window. Doors to both the lounge diner and kitchen.



Lounge Diner

With front bay window and UPVC double-glazed rear window. Two radiators, three wall light points and marble fireplace and hearth with living flame coal effect gas fire.

Kitchen

A range of wall and base units with granite style worktops with inset stainless steel sink unit and drainer. Gas cooker point, plumbing for washing machine, wall mounted Glowworm gas boiler, radiator, UPVC double glazed side window and window and door to the rear.

First Floor Landing

With separate toilet, UPVC double glazed side window and loft hatch into the roof space.

Bedroom 1

Built-in four-door corner wardrobes with separate single wardrobes and a dressing table. UPVC double-glazed rear window and radiator.

Bedroom 2

UPVC double-glazed window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of an enamelled bath with full height tiling and electric shower, pedestal washbasin, half tiling to the remaining walls with tile effect floor covering. UPVC double-glazed rear window and airing/linen cupboard.

Outside

There is a driveway and gravelled front garden with hedging. Side gated access leads to the rear with outside tap, full-width paved patio and lawn with shaped established borders, leading to a further garden area/vegetable plot with a small shed and a separate large shed with power connected.

Material Information

TENURE: Freehold





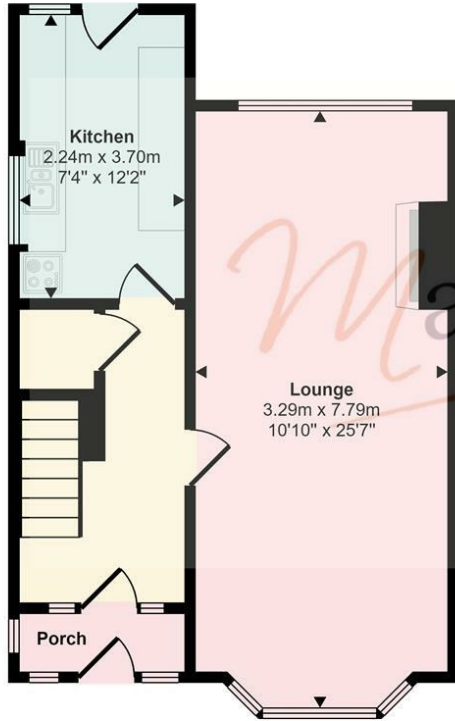


COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Brick Solid
ANY RIGHTS OF WAY AFFECTING PROPERTY: NO
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: No
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon
MAINS ELECTRICITY PROVIDER: Eon
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
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: Level access to front and rear.

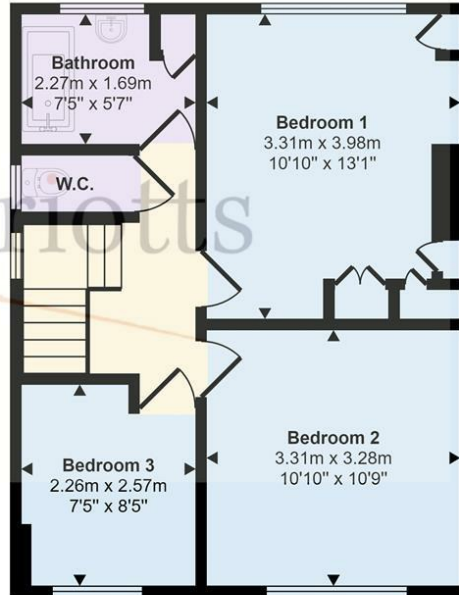




Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft



First Floor
Approx 42 sq m / 456 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		86
(69-80) C		
(55-68) D	59	
(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.
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).

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

www.marriotts.net

