



12 Henry Street, Redhill, NG5 8JW

£265,000

 3  1  1  B

 Marriotts



12 Henry Street Redhill, NG5 8JW

- Three bedrooms
- Kitchen with integrated appliances
- Lovely low maintenance rear garden
- Hall with downstairs toilet
- Full width rear lounge diner
- Bathroom & en-suite

A fantastic modern three-bedroom semi-detached house, just off Mansfield Road with a great sized low maintenance rear garden, block paved parking for two cars, downstairs toilet and a master en-suite!

£265,000



Overview

Built in 2022 as part of a small development of just four quality semi-detached houses, ideal for a first time buyer or family and not far from reputable local schools and Arnold town centre. The main accommodation consists of an entrance hallway with high-quality wood-style flooring continuing through to the lounge and kitchen, downstairs toilet, kitchen with several integrated appliances including a dishwasher, washing machine and fridge freezer, and a full-width rear lounge diner with double doors leading out to the garden. Upstairs there are three bedrooms, family bathroom with light tube and a master en-suite shower room. The property also has UPVC double glazing and gas central heating with a combination gas boiler.

Entrance Hall

With composite front entrance door, radiator, stairs to the first floor landing and high-quality grey wood style flooring continuing through to both the kitchen and lounge.

Downstairs Toilet

With half-tiled walls and a tiled floor, the suite consists of a dual flush toilet and wash basin with vanity cupboard. Radiator, LED downlights and UPVC double-glazed front window.



Kitchen

A range of units with wood effect worktops and inset stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric oven, four ring ceramic hob and brushed steel extractor canopy along with an integrated fridge freezer, dishwasher and washing machine. Radiator, LED downlights and UPVC double glazed front window with fitted shutter blinds.

Lounge Diner

Under-stairs cupboard, two radiators, UPVC double glazed double doors and window with fitted shutter blinds.

First Floor Landing

Loft access and cupboard housing the Ideal combination gas boiler.

Bedroom 1

Built-in over-stair wardrobe, TV aerial point, radiator and UPVC double-glazed front window with fitted shutter blinds.

En-suite

Consisting of a large corner tiled cubicle with electric shower, dual flush toilet and wash basin with vanity base cupboard. Half tiling to the remaining walls. wood style flooring, radiator, extractor fan, LED downlights and UPVC double glazed front window.

Bedroom 2

Radiator, TV aerial point and UPVC double-glazed rear window with fitted shutter blinds.

Bedroom 3

Open fronted wardrobes, radiator and UPVC double-glazed rear window with fitted shutter blinds.

Bathroom

Consisting of a bath with glass screen, full height tiling and shower attachment, dual flush toilet and wash basin with vanity base cupboards. Wood-style flooring, chrome ladder towel rail, extractor fan, ceiling downlights and light tube.

Outside

To the front, there is block paved parking for two cars. Side gated access leads to the rear. To the rear is a full-width split-level Indian sandstone patio with external power points and carriage-style wall light. A feature rustic brick wall with gated access leads onto the artificial lawn with a curved central path and raised sleeper borders containing a selection of plants and shrubs. The pathway leads to a full-width pergola-covered seating area with a garden shed, enclosed with a concrete post and fence panel perimeter.

Material Information





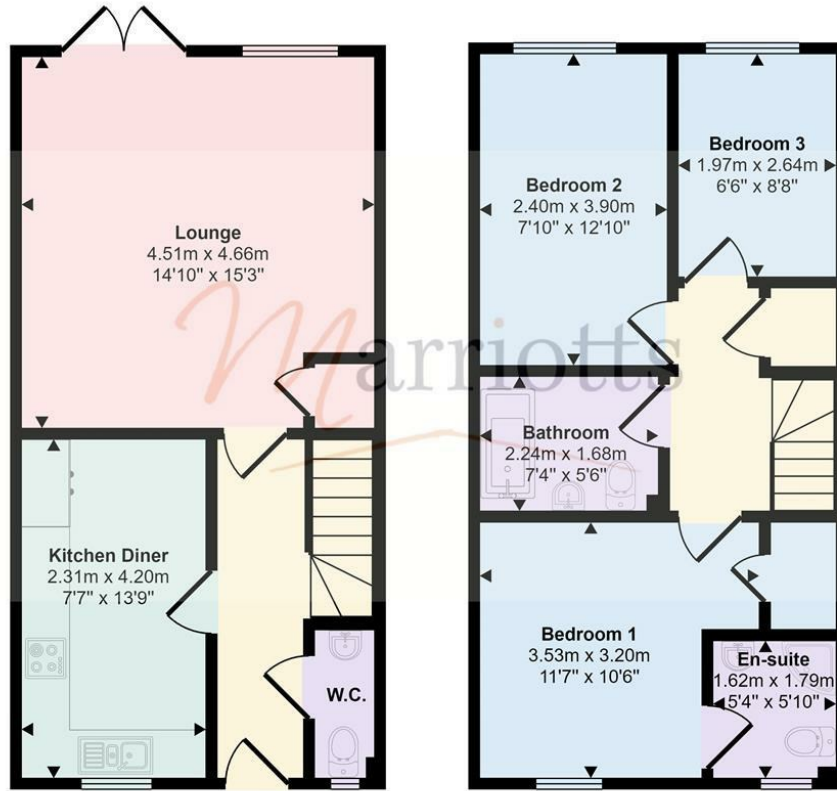


TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Landing airing cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF Energy
MAINS ELECTRICITY PROVIDER: EDF Energy
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 front and rear.





Approx Gross Internal Area
82 sq m / 879 sq ft

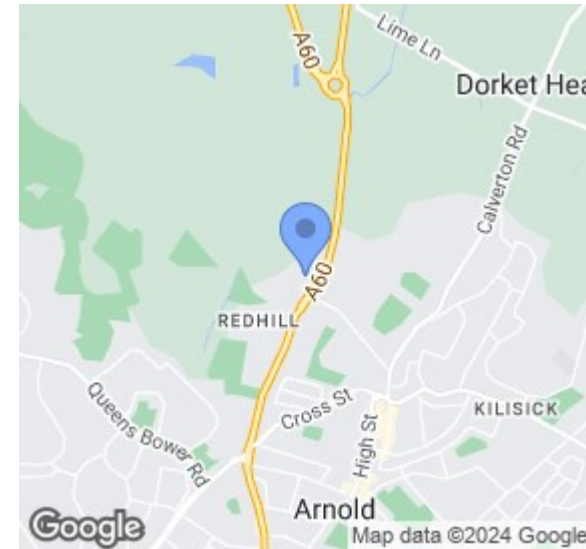


Ground Floor
Approx 41 sq m / 437 sq ft

First Floor
Approx 41 sq m / 442 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			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(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

