



37 Penarth Rise, Mapperley, NG5 4EE

£269,500





37 Penarth Rise Mapperley, NG5 4EE

- Refurbished
- Gas central heating
- Double glazing
- Three bedrooms
- Garage and driveway
- NO UPWARD CHAIN

This property has been redecorated, has new flooring throughout, a new bathroom suite and new appliances in the kitchen.

£269,500



Overview

This three bedroom semi is situated in a quiet location that gives easy access in to Sherwood, Mapperley and the City Centre. Being well presented throughout, viewing is a must.

Entrance Porch

UPVC double glazed and brick porch.

Entrance Hallway

Having UPVC double glazed door, radiator, stairs to first floor and doors leading to the lounge and dining kitchen.

Lounge

To the front of the property with radiator, UPVC double glazed window, gas fire with marble and white wooden surround and arch way to the dining area.



Kitchen Diner

The dining area has grey plank effect vinyl, radiator and UPVC double glazed French doors to the rear garden. The kitchen area also has grey plank effect vinyl, a range of white wall and base units incorporating a stainless steel one and a half bowl sink and drainer, new electric oven and gas hob. There is also a new washing machine and fridge freezer. To the rear is a UPVC double glazed window and side door gives access to a paved area behind the garage.

First Floor Landing

With UPVC double glazed window and storage cupboard. Loft access to the combi boiler.

Bedroom 1

To the front of the property with radiator, UPVC double glazed window and built in double wardrobe.

Bedroom 2

To the rear of the property with radiator, UPVC double glazed window and built in double wardrobe.

Bedroom 3

Having radiator and UPVC double glazed window to the side elevation.

Bathroom

Fully tiled with a new white suite incorporating a shower over the bath, chrome ladder style radiator and two UPVC double glazed windows.

Outside

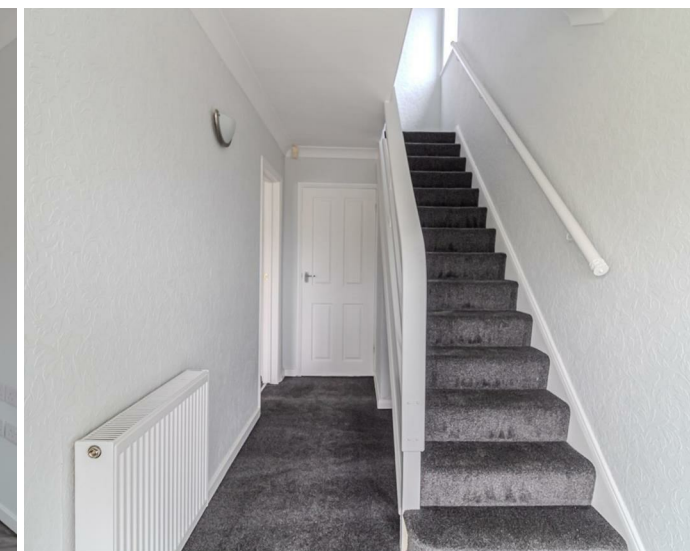
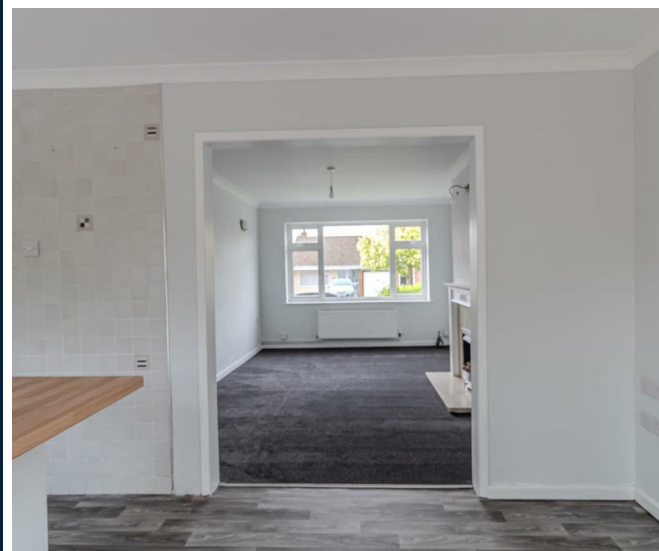
To the front is a lawned area, gated side access and driveway in front of the garage which has power, light, an electric door to the front and a courtesy door at the rear. To the rear is a private garden with patio area, lawn and mature trees and shrubs.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band B

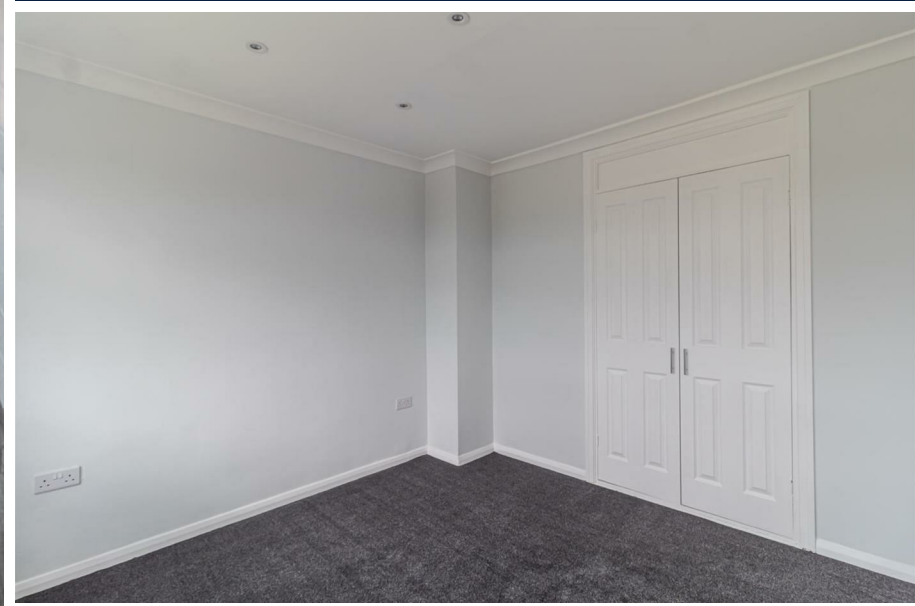
PROPERTY CONSTRUCTION: Brick Cavity



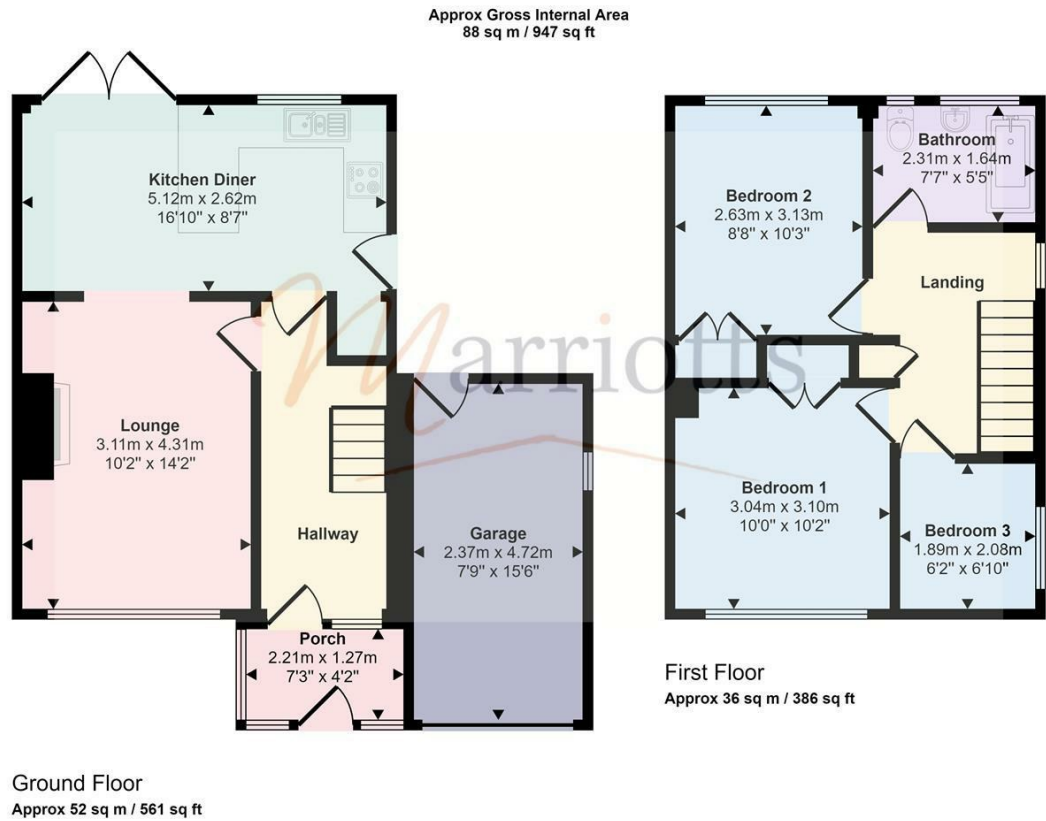




ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: no
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF Energy
MAINS ELECTRICITY PROVIDER: EDF Energy
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
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 the front and rear.







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		84
(69-80) C	67	
(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.
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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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