



50 Querneby Road, Mapperley, NG3 5HY  
£210,000

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# 50 Querneby Road Mapperley, NG3 5HY

- Three bedrooms
- Kitchen with oven & hob
- Modern Worcester Bosch boiler
- Detached garage
- Bathroom with electric shower
- Through lounge diner

A three-bedroomed semi-detached house with ample parking, detached garage and in a great location for both Mapperley and the City Centre!

£210,000



## Overview

The accommodation consists of an entrance hallway, lounge & separate dining area, kitchen with integrated oven and hob. Upstairs there are three bedrooms and bathroom with white suite and electric shower. The property also has UPVC double glazing and an upgraded central heating system, radiators and a Worcester Bosch combination gas boiler installed in February 2023.

## Entrance Hall

With UPVC double glazed front entrance door, laminate flooring, radiator, stairs to the first floor landing and access to both the lounge and kitchen.

## Lounge

With laminate flooring, UPVC double glazed front window, radiator and a large opening through to the dining room.



### Dining Room

With laminate flooring, radiator and UPVC double glazed sliding patio door leading out to the rear garden.

### Kitchen

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer. Integrated brushed steel electric oven and four ring gas hob, plumbing for washing machine, wood style laminate flooring, UPVC double glazed rear window and UPVC double glazed composite side door.

### First Floor Landing

UPVC double glazed side window.

### Bedroom 1

UPVC double glazed front window and radiator.

### Bedroom 2

UPVC double-glazed rear window, radiator and wall-mounted WorcesterBosch combination gas boiler.

### Bedroom 3

UPVC double glazed front window, radiator and laminate flooring.

### Bathroom

The suite in white consists of a bath with electric shower and full-height tiling, pedestal wash basin and dual flush toilet. Radiator, ceiling downlights and UPVC double glazed rear window.

### Outside

To the front, there is a lawn with mature hedging, a gravelled area and ample driveway providing parking for several cars. To the rear is a large paved patio, halogen security light, outside tap and detached concrete sectional garage with up and over door. The garden is enclosed with a part-fenced and part-walled perimeter.

### Material Information

TENURE: Freehold





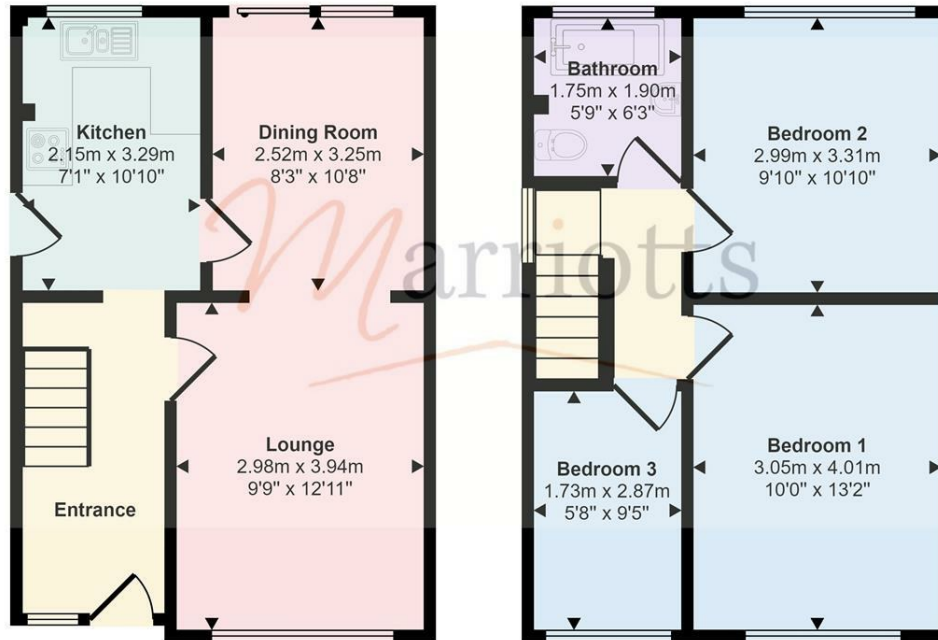


**COUNCIL TAX:** Nottingham City Council - Band B  
**PROPERTY CONSTRUCTION:** Cavity Brick  
**ANY RIGHTS OF WAY AFFECTING PROPERTY:** No  
**CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:** No  
**FLOOD RISK:** Low  
**ASBESTOS PRESENT:** N/K  
**ANY KNOWN EXTERNAL FACTORS:** No  
**LOCATION OF BOILER:** Back bedroom  
**UTILITIES - mains gas, electric, water and sewerage.**  
**MAINS GAS PROVIDER:** British Gas  
**MAINS ELECTRICITY PROVIDER:** British Gas  
**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 front and  
rear access





Approx Gross Internal Area  
72 sq m / 771 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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.
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