



23 Catriona Crescent, Arnold, NG5 8EN

£220,000

 2  1  1  D





23 Catriona Crescent Arnold, NG5 8EN

- Detached bungalow
- Two double bedrooms
- Lounge with living flame gas fire
- Cul-de-sac position
- UPVC double glazed conservatory
- NO UPWARD CHAIN

A detached bungalow in a popular cul-de-sac location with detached garage, UPVC double glazed conservatory and for sale with NO UPWARD CHAIN!!

£220,000



Overview

Welcome to this detached bungalow on Catriona Crescent, Arnold. The property is in need of some general modernisation, providing lots of potential and is in a popular cul-de-sac location on the outskirts of Arnold Town Centre.

The gardens are hard-landscaped and therefore low maintenance, there are two double bedrooms, bathroom, kitchen and a spacious living room leading through to a fully glazed and centrally heated conservatory with partially remote controlled window and roof blinds. The driveway is long enough for at least 2/3 cars, plus the garage and carport.

Entrance Hall

With UPVC double glazed side entrance door, radiator and cloaks cupboard.



Lounge Diner

With a feature marble fireplace and hearth with living flame coal effect gas fire, two radiators and UPVC double-glazed sliding patio door to the conservatory.

Conservatory

Being UPVC double glazed with glass roof and fitted window and roof blinds (some remote) two radiators, light, power and sliding patio door to the rear garden.

Kitchen

A range of units with granite effect worktops and stainless steel sink unit and drainer. Electric cooker point, radiator and UPVC double glazed front and side windows.

Bedroom 1

Built-in wardrobes to one wall with sliding doors, UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

Being fully tiled, the suite consists of a cast iron enamelled bath with Victorian style mixer, pedestal washbasin and toilet. Radiator, airing cupboard housing the hot water cylinder and UPVC double glazed side window.

Outside

To the front, there is a tiered low maintenance paved garden. A driveway provides ample parking leading to the carport with a roller door into the garage. Lockable side gated access leads to the rear which is also a low maintenance paved garden with shaped ornate pond, outside tap, halogen security light, greenhouse, established borders and store plus shed/workshop attached to the rear of the garage.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C



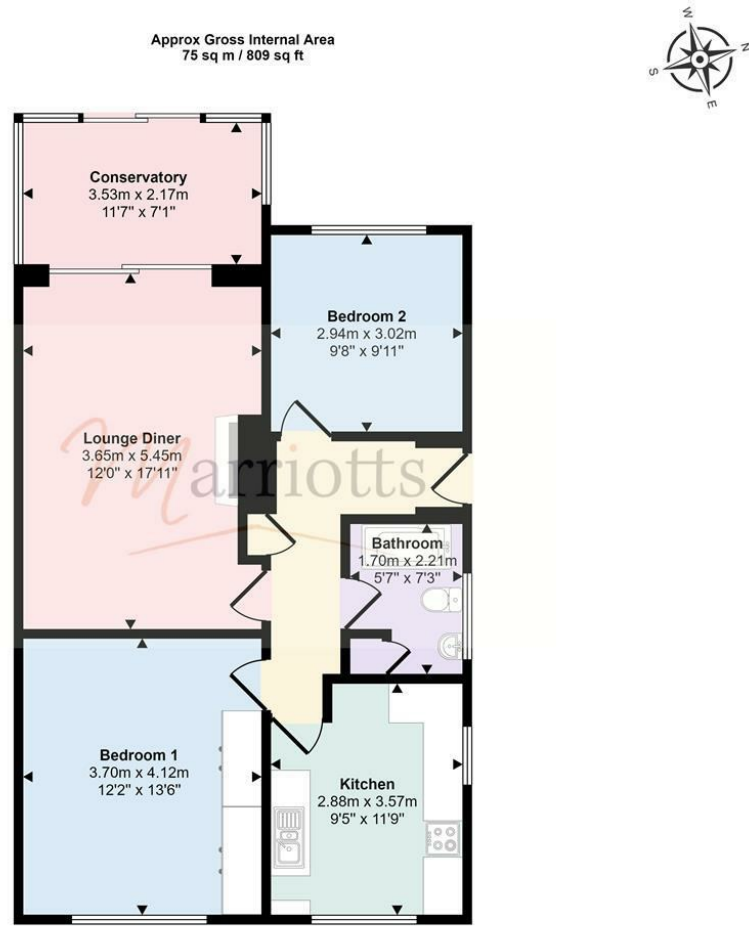




PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: TBC
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: TBC
FLOOD RISK: TBC
ASBESTOS PRESENT: TBC
ANY KNOWN EXTERNAL FACTORS: TBC
LOCATION OF BOILER: TBC
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: British Gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: TBC
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:







Floorplan

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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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

