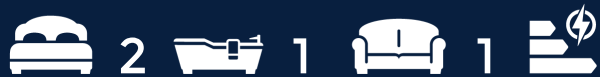




28 Springwood Gardens, Woodthorpe, NG5 4HE

Asking Price £280,000





28 Springwood Gardens

Woodthorpe, NG5 4HE

- Two bedrooms
- Centrally heated conservatory
- Good size lounge
- Desirable location
- Modern bathroom and kitchen
- No upward chain

Springwood Gardens is a highly sought after development of bungalows just off Woodthorpe Drive and a short distance from Mapperley's thriving shopping area, offering a wide variety of cafes, bars and restaurants, together with a great selections of local independent retailers. The bungalow has two bedrooms, centrally heated conservatory, modern high gloss kitchen with appliances and a good sized lounge. UPVC double glazing, gas central heating, driveway and garage and a lovely enclosed rear garden and large patio.



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Entrance Hall

With UPVC double glazed side entrance door, two radiators, laminate flooring, loft access and telephone point.

Lounge

Marble fireplace and hearth with coal effect electric fire and Adam style surround. UPVC double glazed bow window and two radiators.

Kitchen

A range of units with doors in white high gloss and granite style worktops with inset stainless steel sink unit and drainer. Brushed steel electric oven, four-ring ceramic hob and brushed steel extractor canopy. Plumbing for washing machine, tile effect laminate flooring, airing cupboard and UPVC double glazed front window.

Bedroom 1

UPVC double glazed bow window to the rear and radiator.

Bedroom 2

Laminate flooring, radiator, window and door through to the conservatory.

Conservatory

Being UPVC double glazed with polycarbonate roof, radiator, laminate flooring and double doors leading out to the rear garden.

Bathroom

Consisting of bath with full height tiling, electric shower and glass screen, pedestal washbasin and toilet. Half tiling to the remaining walls, radiator and UPVC double glazed side window.

Outside

There is an artificial lawn to the front and an ample driveway leading to the GARAGE. The garage measures 4.5m x 2.5m with an up and over door. Side gated access leads to the rear where there is a large paved patio extending to the side, lawn containing a variety of shrubs and seasonal plants and enclosed with a fenced perimeter.

Tenure - Freehold

Council Tax

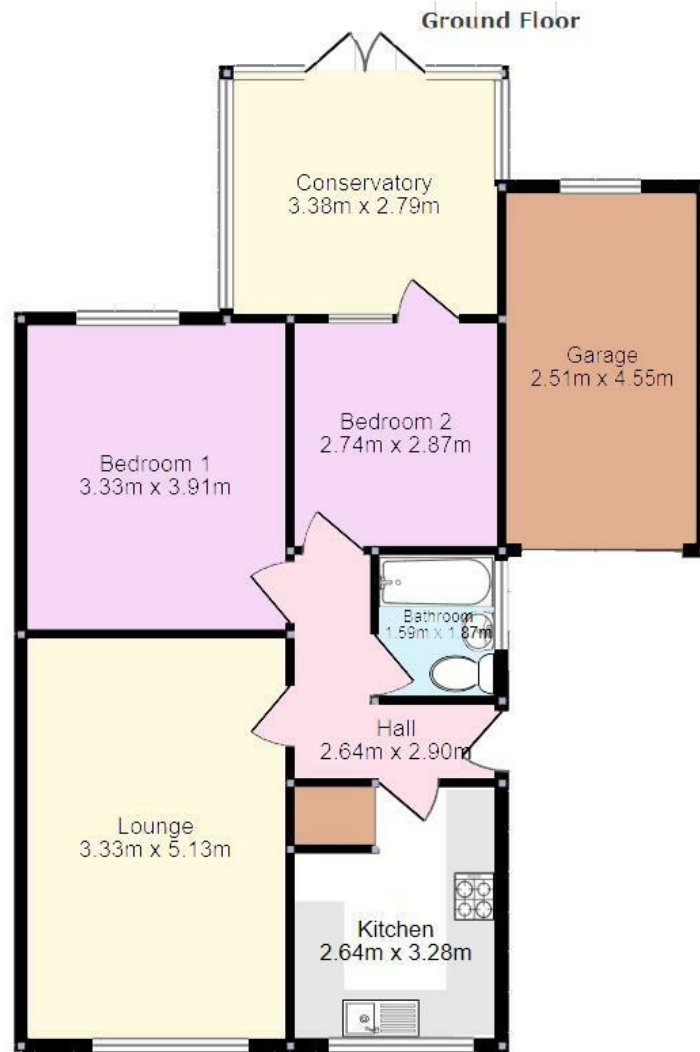
Nottingham City Council - Band C











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.
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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).

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