



12 Meadow Cottages, Netherfield, NG4 2FE
Guide Price £160,000

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 Marriotts



12 Meadow Cottages

Netherfield, NG4 2FE

- Three bedrooms
- Modern kitchen + appliances
- Rear yard
- Three storey
- First floor bathroom + electric shower
- Town centre location

GREAT FIRST TIME BUY!! A well-presented three-bedroomed mid-terraced house in a great location, just a short walk from Netherfield's main shopping area and train station! Accommodation is over three floors and has two reception rooms, kitchen with integrated oven & hob, two bedrooms and bathroom with electric shower on the first floor, with the main bedroom occupying the top floor with Velux window and fitted blackout blind!



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Lounge

With composite front entrance door and UPVC double-glazed window. Black marble fireplace and hearth with marble surround and brushed steel gas fire. Radiator and door through to the dining room.

Dining Room

Under-stair cupboard, radiator, door and stairs to the first floor landing, wood laminate flooring, UPVC double glazed rear window and glazed panel door through to the kitchen.

Kitchen

A range of units with wood effect worktops and inset circular stainless steel sink unit and drainer with tiled splashbacks. Brushed steel trim electric oven and four-ring gas hob with extractor canopy, plumbing for a washing machine, UPVC double glazed window and door to the side.

First Floor Landing

With doors to two bedrooms and the bathroom and door and stairs leading to the second-floor bedroom.

Bedroom 2

UPVC double glazed front window and radiator.

Bedroom 3

UPVC double glazed rear window, radiator and over stair wardrobe.

Bathroom

With fully tiled walls, the suite consists of a bath with an electric shower, pedestal washbasin and dual flush toilet. Chrome ladder towel rail, extractor fan and UPVC double glazed rear window.

Second Floor Bedroom 1

With a radiator, Velux window with fitted black-out blind and Baxi combination gas boiler installed in February 2022 with the remainder of a 7-year warranty.

Outside

To the rear is a yard with outside tap, enclosed with a part walled and part fenced perimeter with rear gated access to a shared pedestrian footpath.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Solid 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: n/k

LOCATION OF BOILER: second floor bedroom

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent





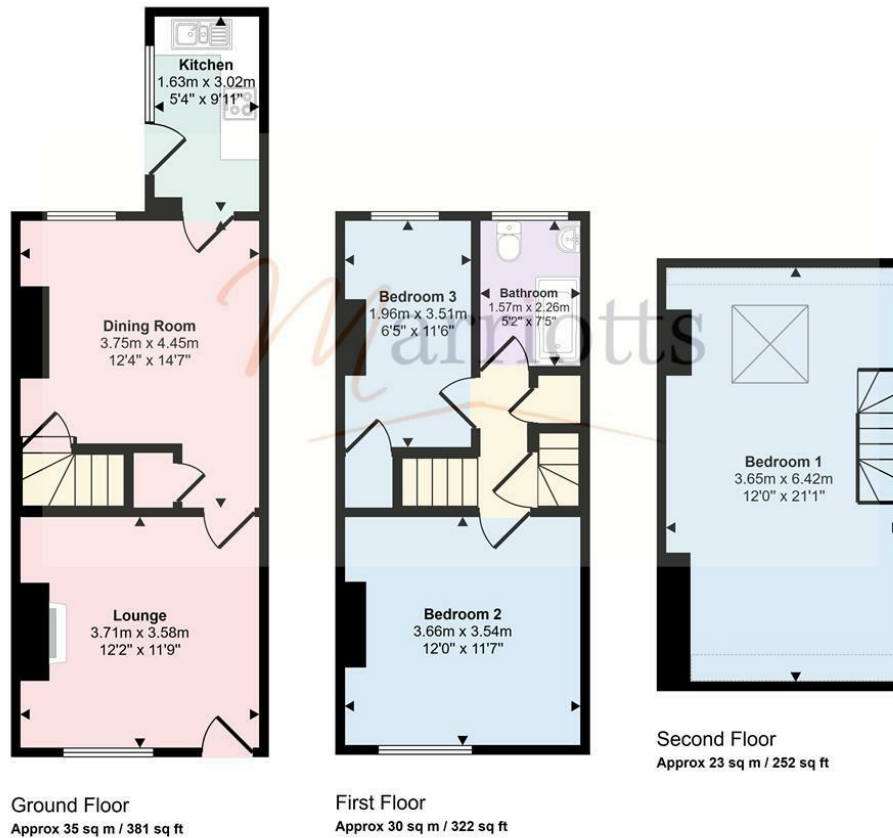


WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stepped front
and rear access.





Approx Gross Internal Area
89 sq m / 955 sq ft



Denotes head height below 1.5m

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		83
(69-80) C		
(55-68) D	58	
(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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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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