



15 Drayton Street, Sherwood, NG5 2JR
£210,000

 4  1  2  D

Marriotts



15 Drayton Street Sherwood, NG5 2JR

- End terrace house
- Lounge with feature fireplace
- Kitchen with built-in oven & hob
- Four double bedrooms
- Centrally heated cellar
- NO UPWARD CHAIN

NO UPWARD CHAIN!! A spacious three storey end terraced in a great location, just off Mansfield Road, literally a couple of minutes walk to Sherwood's thriving shopping area and also walking distance to the 'Outstanding' Haydn Primary School. Entrance hallway, two reception rooms, kitchen, four double bedrooms and a centrally heated cellar! A great first time buy or investment!



£210,000



Entrance Porch

With double doors and secondary door through to the hallway.

Hallway

With wood style laminate flooring, radiator, stairs to the first floor landing with original decorative coving and doors to both reception rooms.

Lounge

A feature picture tiled open great fireplace with tiled hearth and wooden surround. Original decorative coving, wood style laminate flooring, UPVC double glazed windows and radiator.

Dining Room

With decorative fireplace recess, timber hearth and mantle. Wood style laminate flooring, radiator, UPVC double glazed rear window, two wall light points, door and stairs down to the cellar and opening through to the kitchen.

Kitchen

A range of wall and base units with granite style worktops and inset stainless steel sink unit and drainer with multicoloured tiled splashbacks. Integrated brushed steel four ring gas hob with extractor hood, plumbing for washing machine, tiled floor, door and UPVC double glazed window to the side.

Cellar

Three separate bays with RCD board, gas and electric smart meters, lighting and two radiators.

First Floor Landig

Stairs leading to the second floor, door to bedroom one and corridor leading to bedroom 2 and the shower room.

Bedroom 1

Two UPVC double glazed front windows and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Shower Room

With fully tiled walls and slate-coloured floor tiles, the suite consists of a corner cubicle with chrome mains shower, pedestal wash basin and dual flush toilet. Radiator, extractor fan, UPVC double-glazed side window and cupboard housing the Baxi combination gas boiler.

Second Floor Landing

Doors to bedrooms three and four.

Bedroom 3

With original cast iron decorative fireplace, UPVC double-glazed dormer window to the front and radiator.

Bedroom 4

UPVC double glazed side window and radiator.

Outside

From the front, shared side pedestrian access leads to the rear, with side gated access onto the rear walled yard with original block paving.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band A

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: not known

LOCATION OF BOILER: bathroom

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British Gas

MAINS ELECTRICITY PROVIDER: British Gas





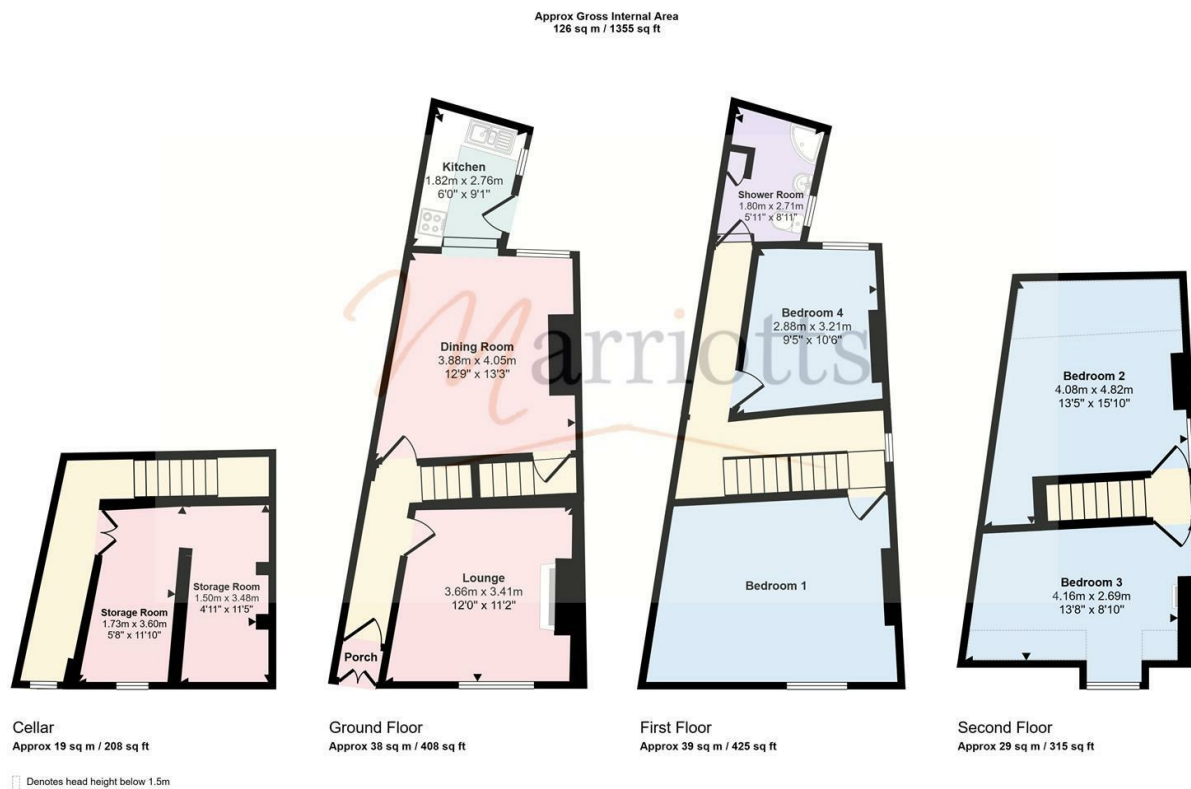


MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.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

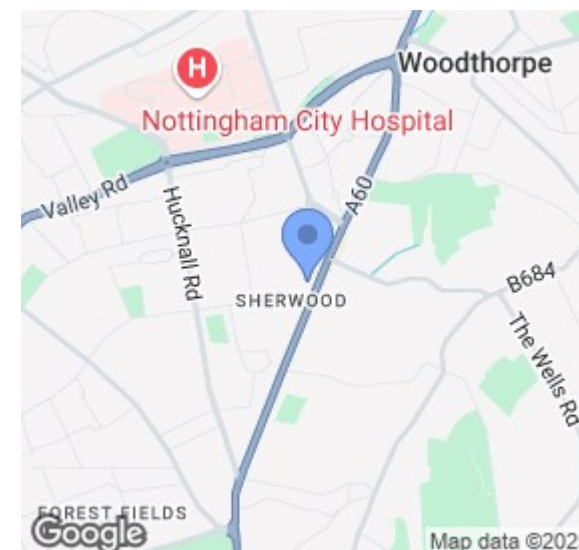
****The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licensing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.**







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

