



1 Bedlington Gardens, Mapperley, NG3 5NW

£225,000



Marriotts



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- Link detached bungalow
- Three bedrooms
- Centrally heated conservatory
- Cul-de-sac location
- Kitchen diner & living room
- NO UPWARD CHAIN

A modern link detached bungalow on a corner plot and a cul-de-sac location, with three bedrooms, spacious kitchen diner, living room and a centrally heated conservatory. For sale with NO UPWARD CHAIN!!

£225,000



Entrance Hall

UPVC double glazed front entrance door, radiator and loft access.

Kitchen Diner

A range of units with shaker-style doors in grey, with contrasting granite effect worktops and inset stainless steel sink unit and drainer with tiled splashbacks. Integrated electric oven, four-ring ceramic hob with filter hood, plumbing for washing machine, laminate flooring, radiator, UPVC double-glazed bow window to the front and glazed panel door through to the living room. Marble fireplace and hearth with living flame coal effect gas fire and Adam-style surround. Radiator and UPVC double-glazed double doors leading into the conservatory.

Conservatory

Being timber-framed and double-glazed with a polycarbonate roof, tiled floor, radiator, light, power and double doors leading out to the garden.



Bedroom 1

Fitted wardrobes with part-mirrored sliding doors, matching corner cupboards, chest of drawers and a dressing table. Radiator and UPVC double glazed windows on either side.

Bedroom 2

Fitted part-mirrored sliding door wardrobes, separate single corner cupboard and a chest of drawers. UPVC double-glazed side window and radiator.

Bedroom 3

UPVC double glazed side window, UPVC double glazed bay window to the front and radiator.

Shower Room

Being fully shower-bordered, the suite consists of a full-width walk-in shower with a chrome mains shower, a pedestal washbasin and toilet. Radiator and cupboard housing the Baxi combination gas boiler.

Outside

There is a lawned garden to the front with side gated access leading to a side plumb slate area. A driveway provides off-street parking with up and over door leading into the garage.

The garage has light, power and door leading to the rear garden. To the rear is a paved garden which extends to the side with a plumb slate area and is enclosed with Copper Beech hedging.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham city - Band C

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: bathroom cupboard

UTILITIES - mains gas, electric, water and sewerage.





BEDDLINGTON
GARDENS

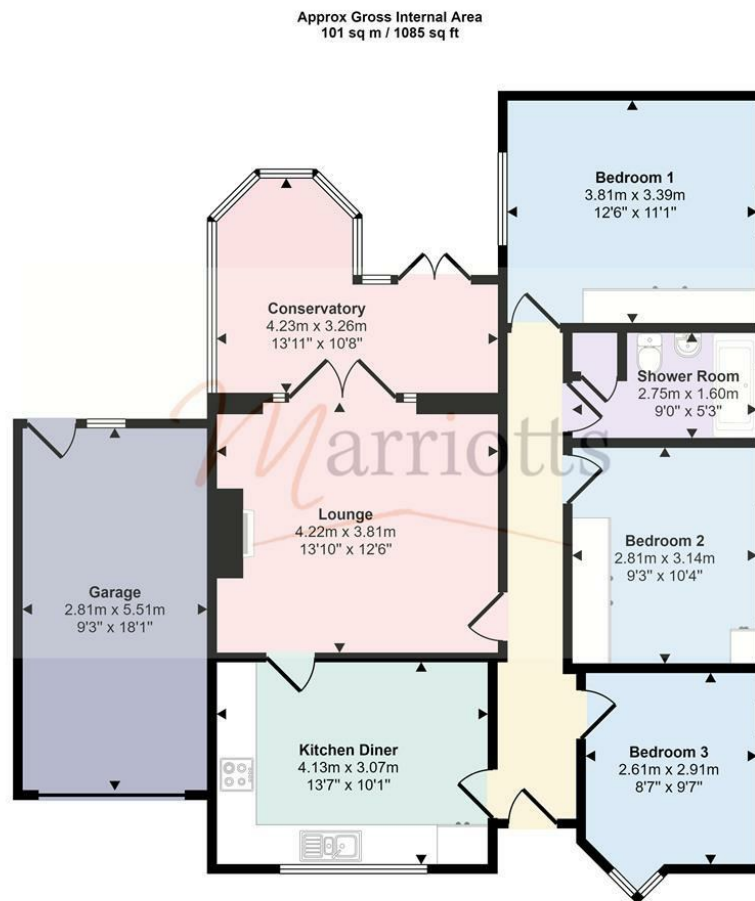
BEDDLINGTON
GARDENS



MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
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








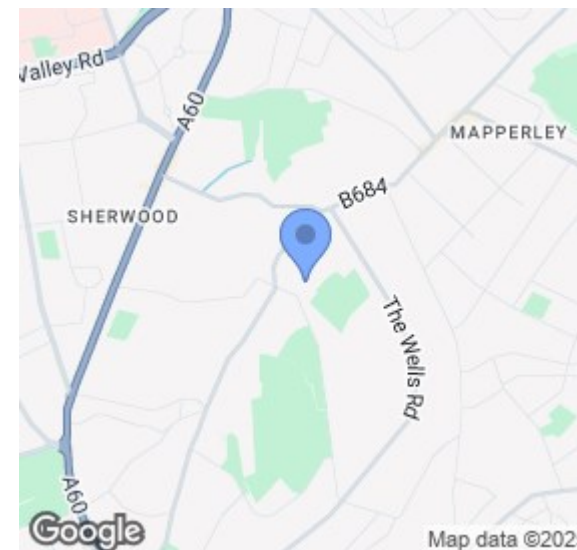
Floorplan

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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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