



456 Vernon Road, Basford, NG6 0AT

Price Guide £95,000



Marriotts



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- Two double bedrooms
- Kitchen & ground floor bathroom
- Rear garden
- Lounge & dining room
- Combination gas boiler
- UPVC double glazing

****TO BE SOLD WITH A REGULATED TENANT IN SITU**** is this two-bedroom mid-terraced house with rear garden, two reception rooms, kitchen, ground floor bathroom, UPVC double glazing and gas centre heating via a combination gas boiler.



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IMPORTANT NOTE:

This property has been let to a Regulated Tenant since 1967, with a rental income of £392.00pcm and is therefore being sold with the tenant in-situ.

Lounge

With a ceramic tiled fireplace, hearth and gas fire, cupboard housing the electric meter and RCD board installed in April 2022, radiator, composite front entrance door and UPVC double-glazed front window.

Dining Room

Door and stairs leading to the first floor, ceramic tiled fireplace and hearth with gas fire, UPVC double glazed rear window and door to the kitchen.

Kitchen

A range of wall and base units with worktops and inset stainless steel sink unit and drainer. Electric cooker point, plumbing for washing machine, tiled splashbacks, door to the rear entrance lobby and UPVC double glazed side window.

Rear Entrance Lobby

Double glazed composite side door, wall mounted Baxi combination gas boiler and door through to the bathroom.

Bathroom

Consisting of an enameled bath with tiled surround, pedestal wash basin and toilet. Electric shaver point, radiator, airing/linen cupboard and UPVC double-glazed side window.

First Floor Landing

Doors to both bedrooms.

Bedroom 1

UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double-glazed rear window, radiator and over-stair cupboard with loft access.

Outside

There is a small gated frontage. To the rear is a yard with a garden shed, paved patio and a graveled garden with a central circular paved seating area, enclosed with a concrete post and fence paneled perimeter. Rear gate leads to a shared pedestrian path.

Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k





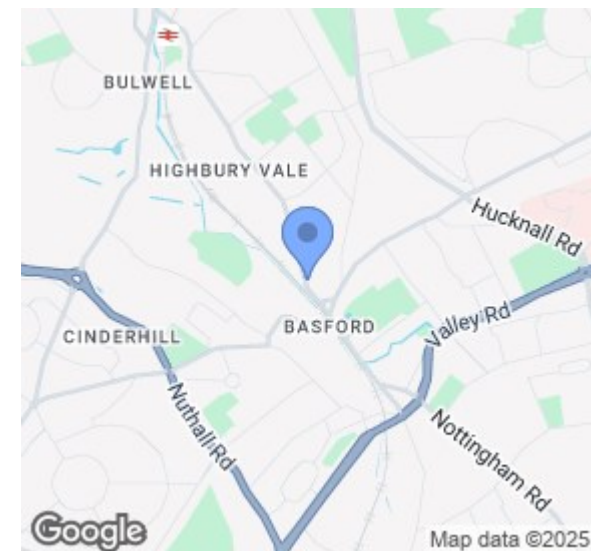
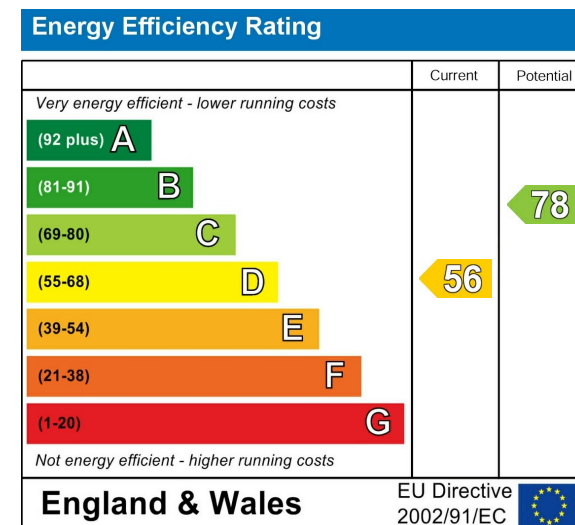


ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER:
 MAINS ELECTRICITY PROVIDER:
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: no
 BROADBAND AVAILABILITY: Please visit Ofcom -
 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: level access

OTHER INFORMATION:

**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 licencing 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.





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).