



26 Grundy Street, NG7 5JJ

£150,000



Marriotts







# 26 Grundy Street , NG7 5JJ

- Mid terrace house
- Lounge & dining room
- Enclosed courtyard garden
- Modern kitchen & bathroom
- Two bay cellar
- Close to the City

**GREAT FIRST TIME BUY!!** Located on the edge of the city centre is this two-bedroom mid-terrace house just off Alfreton Road, with modern kitchen & first floor bathroom, two reception rooms, a two-bay cellar and an enclosed rear courtyard garden!

£150,000



## Living Room

Brick fireplace with side plinths and quarry-tiled hearth with provisions for a gas fire. UPVC double-glazed window and door to the front, original decorative coving, radiator, laminate flooring and door through to the dining room.

## Dining Room

Door and stairs to the first-floor landing and also door and staircase leading down to the cellar. Wood laminate flooring, radiator, UPVC double-glazed rear window and door through to the kitchen.

## Kitchen

A range of units with wood effect worktops and inset stainless steel sink unit and drainer with tiled splashbacks. Integrated brushed steel trim electric oven and four-ring ceramic hob with brushed steel extractor canopy. Plumbing for washing machine, tiled floor, wall-mounted Worcester Bosch combination gas boiler, LED downlights, UPVC double-glazed rear window and UPVC double-glazed window and door to the side.





### Cellar

Two bays with light and also housing the gas and electric metres and RCD board.

### First Floor Landing

Loft access and radiator.

### Bedroom 1

UPVC double-glazed front window and radiator.

### Bedroom 2

UPVC double-glazed rear window and radiator.

### Bathroom

Consisting of a bath with glass screen, chrome main shower and full-height tiling, toilet and wash basin with vanity cupboard and matching tiled surround. Chrome ladder towel rail, extractor fan, wood laminate flooring and UPVC double-glazed rear window.

### Outside

To the rear is a part paved and part block paved courtyard style garden, enclosed with a brick wall perimeter with rear access to a shared pedestrian footpath.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City 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: 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: Yes

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

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](http://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.






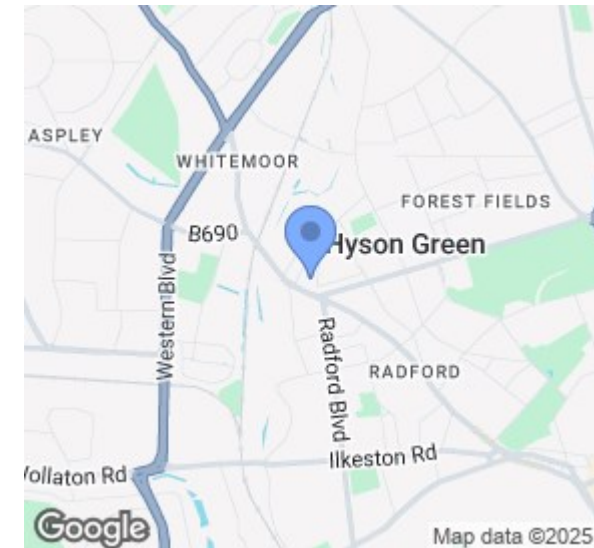




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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).