



12 Hazelbank Avenue, Mapperley, NG3 3EY

Price Guide £160,000



Marriotts







# 12 Hazelbank Avenue Mapperley, NG3 3EY

- Modern mid townhouse
- Bathroom with electric shower
- Driveway & garage
- Two bedrooms
- Lounge and kitchen diner
- NO UPWARD CHAIN

A modern mid-townhouse in a popular cul-de-sac location, for sale with NO UPWARD CHAIN! The property has two bedrooms, bathroom with electric shower, lounge and kitchen dining with integrated oven and hob Separate driveway and integral garage!

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## Entrance Hall

with a composite front entrance door, stairs to the first-floor landing, a high-level RCD board and a door through to the lounge.

## Lounge

UPVC double-glazed oriel bay window, electric storage heater and door through to the kitchen diner.

## Kitchen Diner

A range of units with granite effect worktops and newly fitted grey wood effect vinyl flooring. Inset stainless steel sink unit and drainer with tiled splashbacks, integrated electric brushed steel oven and four-ring electric hob with matching extracted canopy and plumbing for a washing machine. Space for an upright fridge freezer, electric storage heater, small breakfast bar with wall display cupboards and UPVC double-glazed window and door leading to the rear garden.





### First floor landing

Loft access, electric storage heater and doors to both bedrooms and bathroom.

### Bedroom 1

Built-in wardrobe, separate airing cupboard housing the hot water cylinder, electric convector and UPVC double-glazed front window.

### Bedroom 2

Electric convector heater and UPVC double-glazed rear window.

### Bathroom

A white suite with full-height tiling to three walls and newly fitted grey wood effect vinyl flooring. Pedestal wash basin, toilet and bath with an electric shower, LED downlights and UPVC double-glazed rear window.

### Outside

To the rear is full-width decking with a balustrade and step leading down to the garden, with further decking and a garden shed, enclosed with a fenced perimeter. There is also a SINGLE GARAGE located nearby.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: n/a

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: 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: stepped front  
and rear access

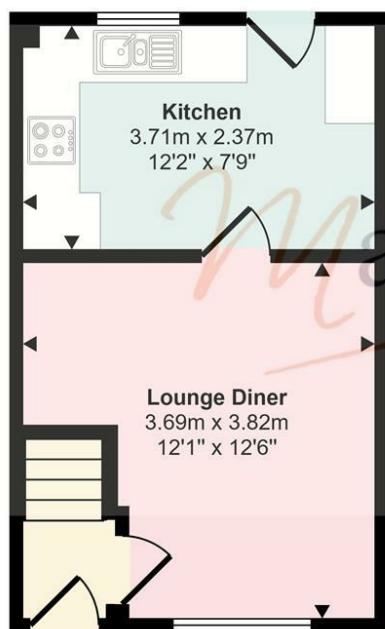




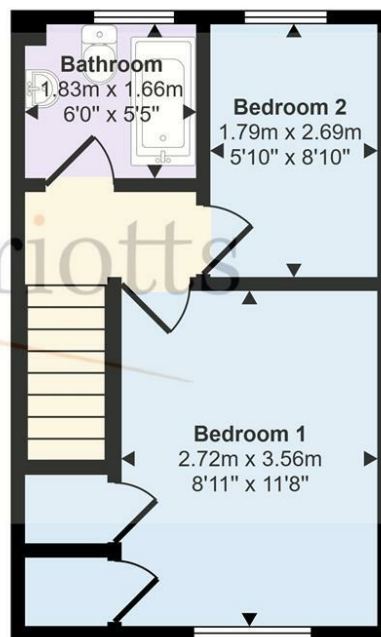




Approx Gross Internal Area  
48 sq m / 513 sq ft



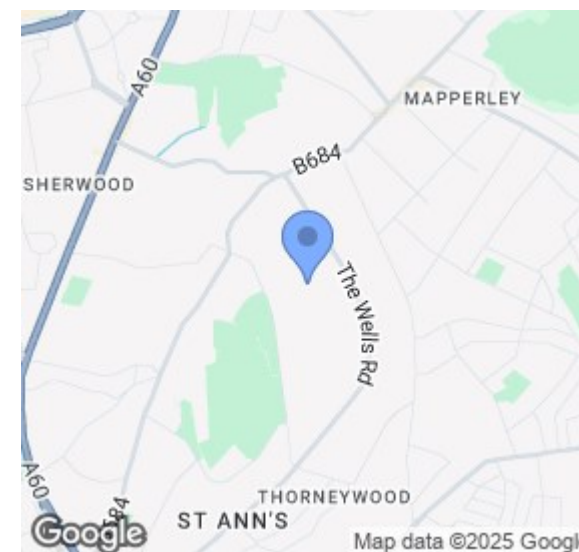
Ground Floor  
Approx 24 sq m / 253 sq ft



First Floor  
Approx 24 sq m / 259 sq ft

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>91</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>64</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.
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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).