



11 Bluecoat Close, NG1 4DP

Price Guide £100,000



Marriotts



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- End terrace house
- First floor bathroom
- City centre location
- Two double bedrooms
- Allocated parking space
- Enclosed rear garden

Located on the very edge of the city is this two-bedroom end townhouse which is in need of modernisation. Kitchen, rear living room enclosed rear garden and communal car park with an allocated parking space!



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Entrance Hall

With front entrance door, radiator, wall light point, stairs to the first floor landing and doors to both the kitchen and lounge diner.

Kitchen

A range of wall and base units in white, with matching worktops, tiled splashbacks and an inset stainless steel sink unit and drainer. Electric cooker point, plumbing for a washing machine, wall-mounted Vaillant combination gas boiler. wood style flooring, radiator and front window.

Lounge Diner

Marble fireplace and hearth with Adam style surround, two radiators, window and door to the rear garden.

First Floor Landing

Airing/linen cupboard, wall light point, loft access and doors to both bedrooms and bathroom.

Bedroom 1

Built-in four-door wardrobe, radiator and rear window.

Bedroom 2

Radiator and front window.

Bathroom

Consisting of a bath, pedestal wash basin and toilet with tiled surround, radiator and extractor fan.

Outside

The property has a small frontage with an attached brick store, which also houses the fuse board. To the rear is a paved patio and garden with a fenced perimeter.

Allocated parking space.

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: very 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

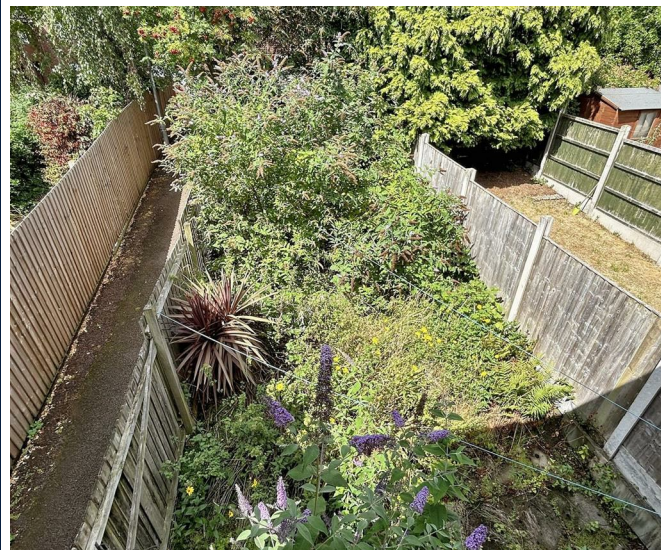
WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

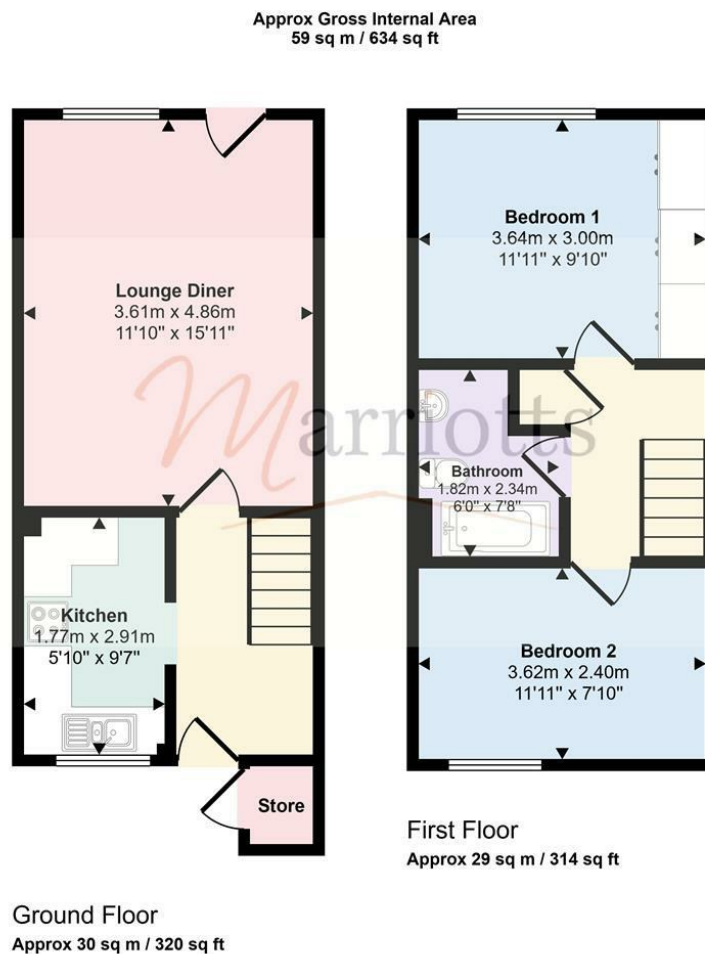
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level access

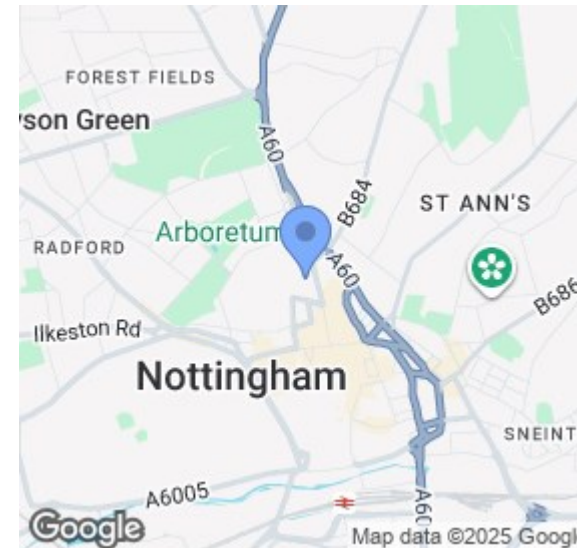








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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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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).