



15 First Avenue, Sherwood Rise, NG7 6JL

Offers Around £255,000



Marriotts



15 First Avenue Sherwood Rise, NG7 6JL

- Cul-de-sac location
- Two double bedrooms
- Enclosed rear garden
- Close to the city
- Large lounge Diner
- NO UPWARD CHAIN

NO UPWARD CHAIN!! A spacious detached bungalow with bags of potential! With two large double bedrooms, spacious lounge diner and a lovely sized mature plot, the property has plenty of scope to put your own stamp on it. The bungalow is located in a cul-de-sac, just off Sherwood Rise, with easy access to the City Centre and the local Forest Recreation Ground with Park 'n Ride. There is also a shower room, kitchen with integrated oven and hob, ample parking and adjoining single garage!

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Entrance Hall

with UPVC double-glazed front entrance door, a radiator, cloaks cupboard, a separate linen cupboard and walk-in utility room with workop, plumbing for washing machine and UPVC double-glazed front window. Loft hatch with ladder.

Lounge Diner

stone-style fireplace and hearth with coal-effect electric fire. two radiators, UPVC double glazed windows and a door leading out to the rear garden.

Kitchen

a range of wall and base units with granite effect worktops, an inset one and a half bowl stainless steel sink unit and drainer with tiled splashbacks, integrated brushed steel electric oven, four ring halogen hob with filter hood, radiator, tiled effect floor covering, wall mounted Worcesterbosch combination gas spoiler, UPVC double-glazed front window and side door.



Bedroom 1

UPVC double glazed rear window and radiator.

Bedroom 2

UPVC double-glazed front window and radiator.

Shower Room

with fully tiled walls and vinyl floor covering. The suite consists of a large cubicle with an electric shower, a pedestal wash basin and toilet, a radiator and UPVC double-glazed front window.

Outside

To the front is a large block paved driveway leading to the garage, with side-mounted LED flood light and further side gated access. The front garden is also block paved. To the rear, the garden is predominantly lawned with a rear access door to the garage and mature borders containing a wide variety of shrubs and trees.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band D

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS:

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

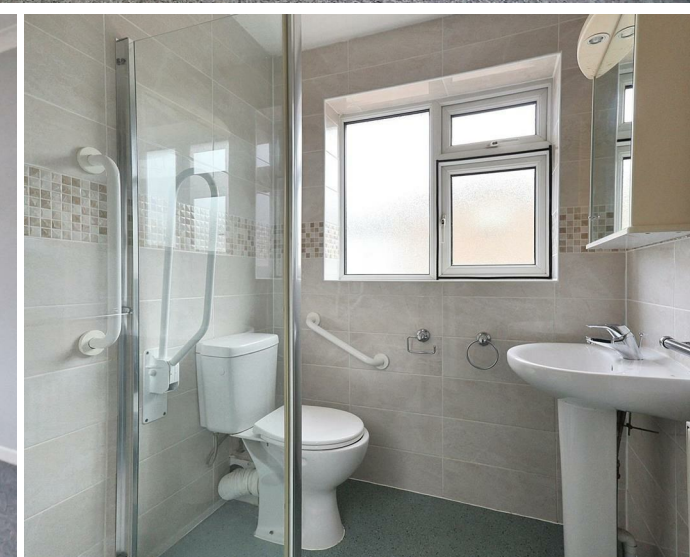
WATER METER: no

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.

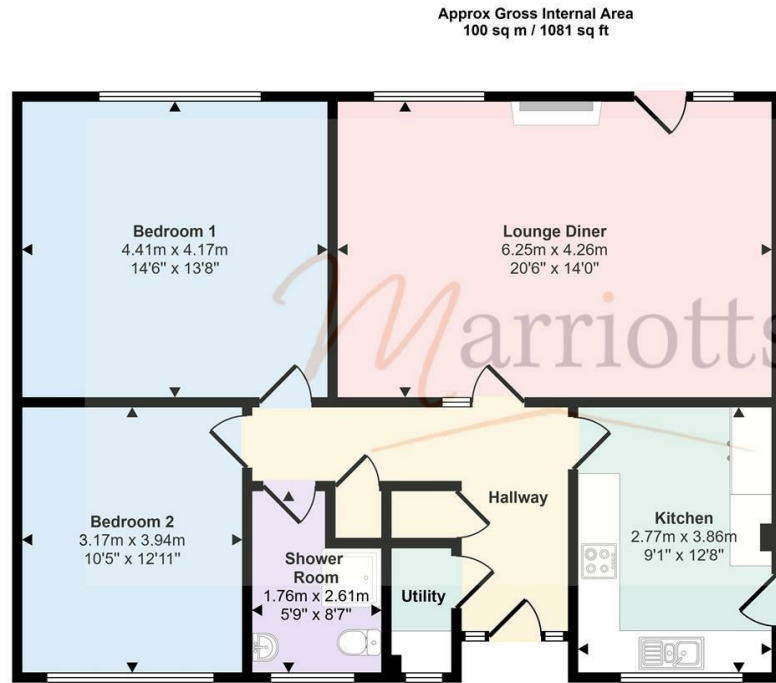
ACCESS AND SAFETY INFORMATION:



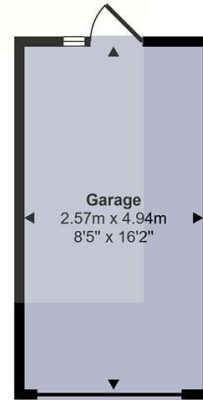








Floorplan
Approx 88 sq m / 944 sq ft



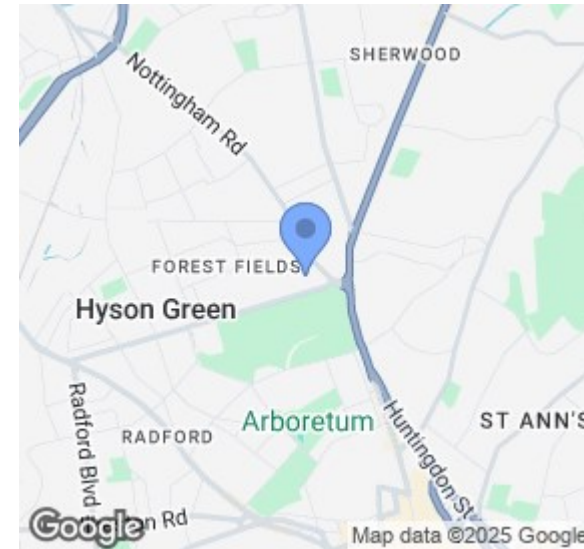
Garage
Approx 13 sq m / 137 sq ft

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) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (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 | |



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).