



61 Grange Road, Woodthorpe, NG5 4FU

Offers In Excess Of £140,000

 2  1  1  E

Marriotts

With NO UPWARD CHAIN this two bedroom first-floor flat forms part of a period property conversion on this popular road close to Woodthorpe Park which offers easy access to main road transport links, along with Mapperley's local shopping area being close by. The property has a lawned front garden with accommodation that comprises an entrance porch, hallway with original Minton tiled floor, first floor landing leading to both bedrooms, good sized lounge and spacious kitchen with built-in oven and hob. The property has gas central heating and UPVC double glazing.

Entrance Hall

With entrance porch and secondary door leading through to the main hallway, which has the original Minton tiled floor and decorative plaster archway with stairs leading to the main landing.

Landing

With two radiators, loft access and built-in shelved cupboard.

Lounge

UPVC double glazed bay window, living flame coal effect gas fire with tiled hearth, original decorative coving and radiator.





Kitchen

A range of units with wood effect worktops with inset one and a half bowl stainless steel sink unit and drainer. Appliances consist of a brushed steel electric oven and four ring gas hob with filter hood. There is also a breakfast bar, plumbing for washing machine, airing cupboard housing the gas boiler and hot water cylinder, ceiling downlights, wood effect floor covering and UPVC double glazed side window.

Bedroom 1

With exposed floorboards, radiator and UPVC double glazed side window.

Bedroom 2

With laminate flooring, radiator, original decorative coving and UPVC double glazed front window.

Bathroom

With white painted floorboards, this suite, also in white consists of a bath with a glass screen and electric shower and full height tiling, toilet and pedestal wash basin. Ceiling downlights, chrome ladder towel rail and UPVC double glazed side window.

Outside

There is a private lawned front garden belonging to the property, enclosed by mature shrubs and trees with a walled perimeter, door opening to the entrance porch.

Tenure - Leasehold

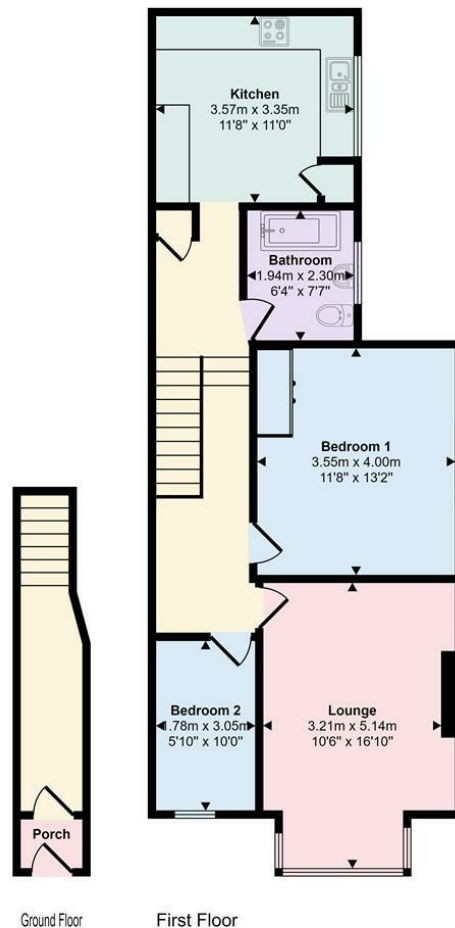
Lease length: 999 years from September 1987

We understand from the owner that the four flats in this building jointly own the Freehold.

Council Tax

Gedling Borough Council – Band A





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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require 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).