



18 Gardenia Grove, Mapperley, NG3 6HZ

Price Guide £180,000



Marriotts







# 18 Gardenia Grove Mapperley, NG3 6HZ

- NO UPWARD CHAIN
- 2 bedrooms, Shower room
- Gas central heating, double glazing
- Detached bungalow with driveway and garage
- Lounge diner, fitted kitchen and conservatory
- Auction Pack Available On Request - Buyers Fee Applies - Auction Date: Tuesday 3rd March 2026

For sale by online auction \*\* Pre-Auction offers considered \*\* Buyers Fee Applies \*\* Auction Pack Available On Request \*\* Auction Date - Tuesday 3rd March 2026.

Detached 2-bedroomed bungalow, located close to Mapperley and Carlton's amenities. There are 2 bedrooms, a shower room, a fitted kitchen, a garden room, a large lounge, a driveway and a garage. Tired rear garden with views across Mapperley and the surrounding areas. With gas central heating and double glazing.



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## Entrance

The main entrance is to the side of the property and is accessed by steps. UPVC door leads into the hallway.

## Hallway

The hallway is carpeted, has loft access, and a cupboard housing the Baxi combination boiler and RCD board.

## Lounge

The spacious lounge is carpeted, with a radiator, UPVC windows to the front and a gas fire with hearth and surround.

## Kitchen

Fitted with wall and floor cabinets, worktop, stainless steel sink & mixer tap, integrated electric oven and gas hob with extractor hood over, space for washer, dryer, under-counter fridge and freezer. Radiator, vinyl flooring and UPVC window to the side. Doors lead into the garden room.

## Garden room

This room is half brick and UPVC windows, with French doors to the rear garden and a side UPVC door.

### Bedroom 1

The master bedroom has fitted wardrobes, a radiator, carpet and a UPVC window looking into the garden room.

### Bedroom 2

With fitted wardrobes, carpet and UPVC window to the front.

### Shower room

Fitted with a toilet with dual flush, vanity sink with storage under and mixer tap, tiled shower cubicle and mains shower. Tiled floor, UPVC window to the side, radiator.

### Outside

From the front, there is a driveway leading to a single garage under the property. With mature garden plants borders and two-step pathways leading to the side entrance path. The rear garden can be accessed by a timber gate and a side pathway.

The rear garden is tired, with a lower seating area and steps leading to the top lawn.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Hallway cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Not known

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: Steps lead to the main entrance door, and there are also steps to the tiered rear garden

### Auction Information









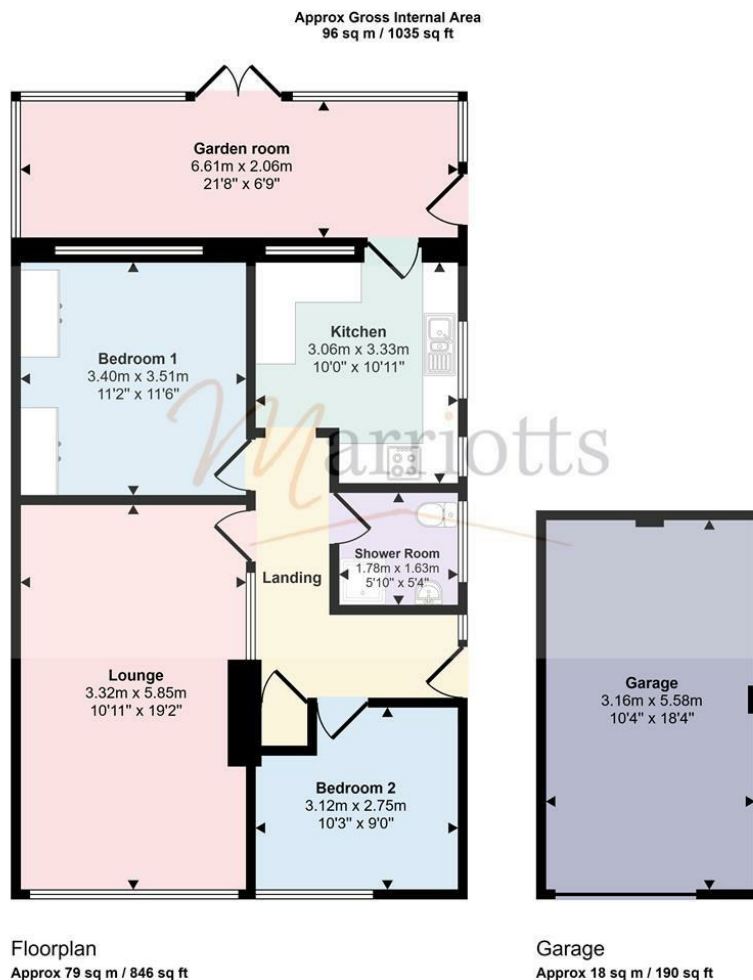


This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.







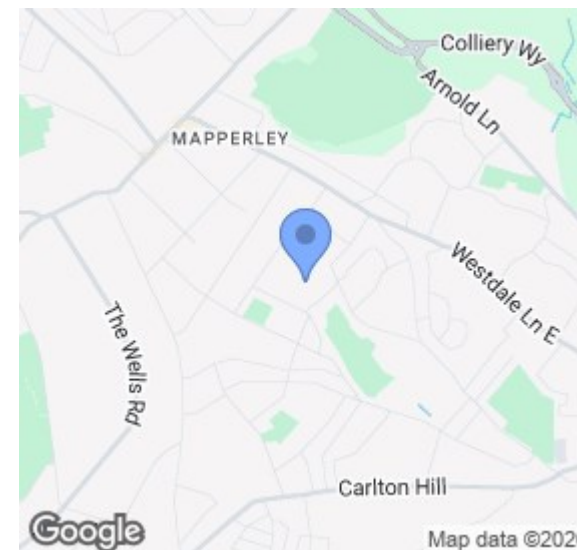


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.
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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).

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