



14 Greaves Close, Arnold, NG5 6RS
£210,000



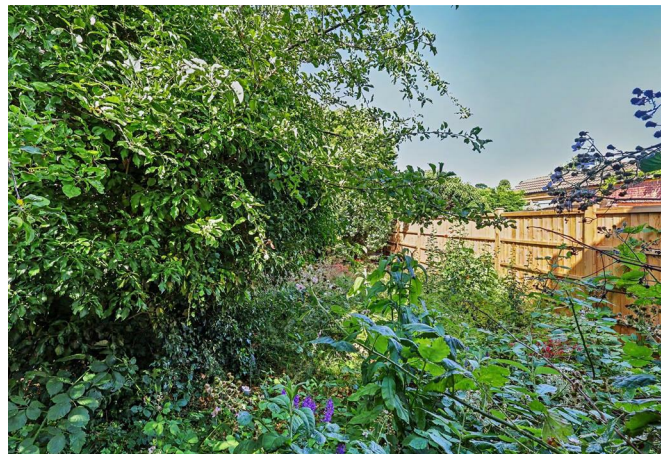
Marriotts



14 Greaves Close Arnold, NG5 6RS

- Semi detached house
- Kitchen in medium Oak
- Combination boiler
- Lounge & dining room
- Good sized plot
- In need of refurbishment

A three bedroom semi-detached house on the popular Plains Estate. The property is in need of some modernisation and has a good sized plot, detached garage, hallway, lounge, separate dining room and kitchen. Upstairs there are three bedrooms, two of which have fitted wardrobes and a family bathroom. Cul-de-sac location and for sale with NO UPWARD CHAIN!



£210,000



Entrance Hall

With front entrance door, radiator and stairs to the first-floor landing. Door through to the lounge.

Lounge

Marble fireplace and hearth with living flame cold effect gas fire and King Louis style surround. Double glazed bow window to the front, radiator, under-stair cupboard housing the gas meter and large opening through to the dining room.

Dining Room

With radiator and UPVC double-glazed sliding patio door to the rear garden.

Kitchen

A range of units in medium Oak, with work surfaces and an inset one-and-a-half bowl stainless steel sink unit and drainer. Integrated brushed steel electric oven and four-ring gas hob, plumbing for a washing machine, tiled floor, ceiling downlights, UPVC double-glazed side window, UPVC double-glazed window and door to the rear.

First Floor Landing

Loft hatch into the roof space, which houses the combination gas boiler. UPVC double-glazed side window and doors to all rooms.

Bedroom 1

A range of built-in wardrobes, partly shelved on either side of the bed space with bedside drawers and a separate fitted matching dressing table and seat. Ceiling downlights, radiator and UPVC double-glazed front window.

Bedroom 2

Fitted five-door corner wardrobes and a fitted matching dressing table. Ceiling downlights, radiator and UPVC double-glazed window to the rear.

Bedroom 3

UPVC double glazed front window, radiator and an over-stair cupboard.

Bathroom

With fully tile walls and tiled floor, the suite consists of a bath with an electric shower, glass screen and a separate Victorian style mixer. Pedestal wash basin, toilet, chrome ladder towel rail, downlights and UPVC double glazed rear window.

Outside

There is a mature front garden with a mixture of shrubs and conifers, with a block paved driveway providing parking for at least two cars, leading to the side and in-turn to the detached single garage. Side-gated access leads to the rear, also with mature shrubs and trees including apple, with a fenced perimeter.

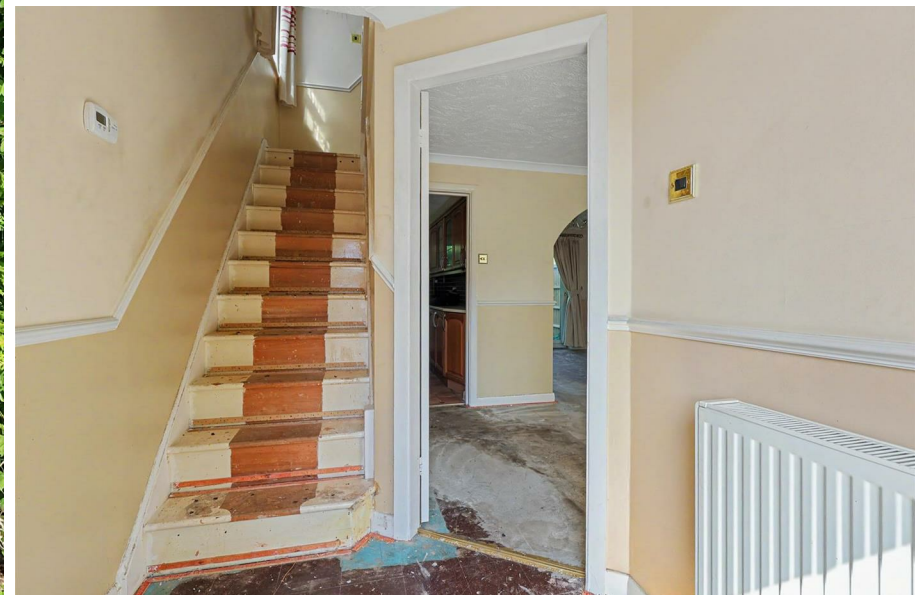
Material Information





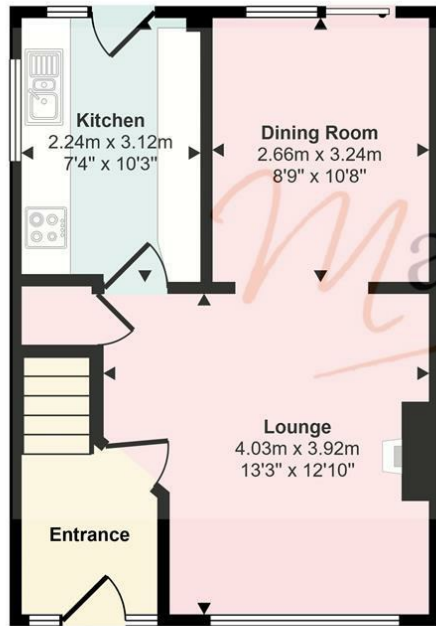


TENURE: Freehold
COUNCIL TAX: GBC - Band B
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: loft
UTILITIES - mains gas, electric, 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 INFO: level access

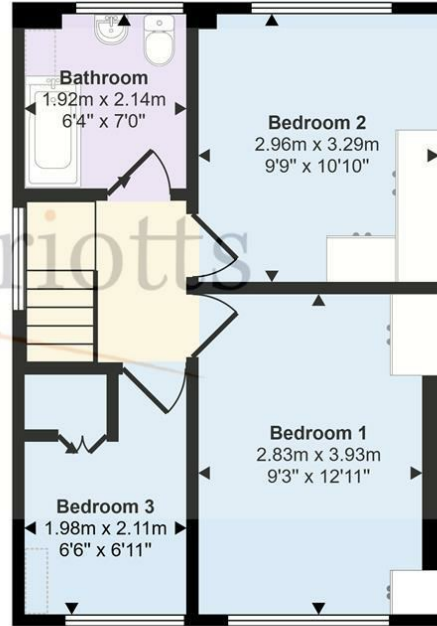




Approx Gross Internal Area
74 sq m / 797 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 38 sq m / 404 sq ft

 Denotes head height below 1.5m

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	71
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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