



2 Staples Street, NG3 5HR

£210,000



Marriotts



# 2 Staples Street , NG3 5HR

- Well-presented three-bedroom semi-detached home
- Spacious front lounge. Family bathroom with three-piece suite
- Excellent public transport links to Nottingham City Centre and Mapperley
- Modern fitted kitchen diner with range cooker
- Private rear garden
- Close to local amenities

## Well-Presented Three-Bedroom Semi-Detached Home

This attractive and well-presented three-bedroom semi-detached home offers spacious and comfortable accommodation, ideally suited to first-time buyers, couples or growing families.

The ground floor features a good-sized front lounge providing a welcoming space to relax, while to the rear is a modern fitted kitchen diner, complete with a feature range cooker and plenty of space for family dining and entertaining. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom retaining a charming cast-iron fireplace. The accommodation is completed by a family bathroom fitted with a three-piece suite. Outside, the property benefits from a private rear garden, providing an excellent space for relaxing, entertaining or family activities.

Conveniently located close to a range of local amenities and just a few minutes' walk from regular bus services, the property offers excellent access to Nottingham City Centre and Mapperley.

£210,000



### Entrance hall

Composite front door opens into the inner porch which has a tiled floor and UPVC windows, a further front door opens into the hallway. The hallway has laminate flooring, carpeted stairs to the first floor, two stain glass windows, radiator, alarm panel and an understairs storage cupboard.

### Lounge

Featuring a gas fire set within a hearth and surround, radiator, laminate flooring and a bay window to the front.

### Dining kitchen

The kitchen diner has UPVC window to the rear and a UPVC patio door opening into the garden, along with ample space for a dining table and chairs. There are a range of wall and floor cabinets, wood effect worktop, stainless steel sink with mixer tap and metro-style tile splashback. There is space for a washing machine and a tall fridge freezer, along with an integrated dishwasher, 5-ring gas range cooker with double ovens and a stainless steel extractor hood above. A cupboard also houses the central heating boiler.



## Landing

The landing is carpeted, with UPVC window to the side and loft access.

## Bedroom1

Carpeted with window to the front, cast iron fireplace and radiator.

## Bedroom 2

UPVC double glazed window to the rear, radiator and carpet.

## Bedroom 3

With carpet, radiator and window to the front.

## Bathroom

The bathroom has a 3-piece suite comprising of bath with shower attachment to the mixer taps and tile splash back, wash hand basin with mixer tap and toilet with dual flush. There is a radiator, extractor fan, vinyl floor and UPVC double glazed window to the rear.

## Outside

The rear garden is fully enclosed with a side gate, lawn area, mature plants and paved patio, there is also an outdoor tap.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Solid 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: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus energy

MAINS ELECTRICITY PROVIDER: Octopus energy

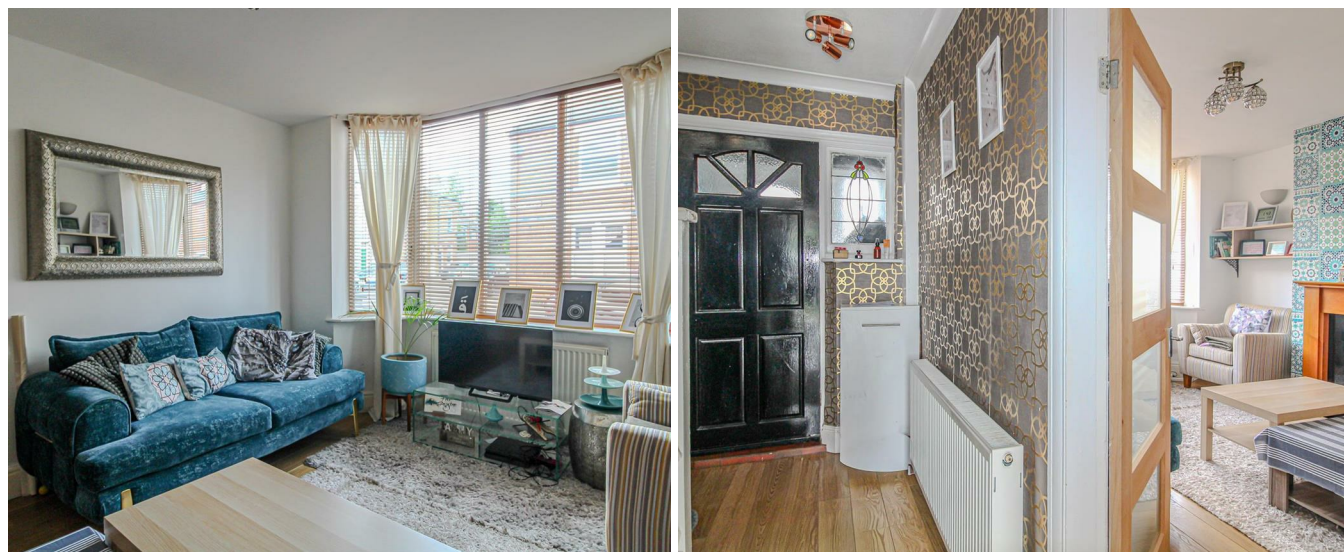
MAINS WATER PROVIDER: Severn Trent

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.







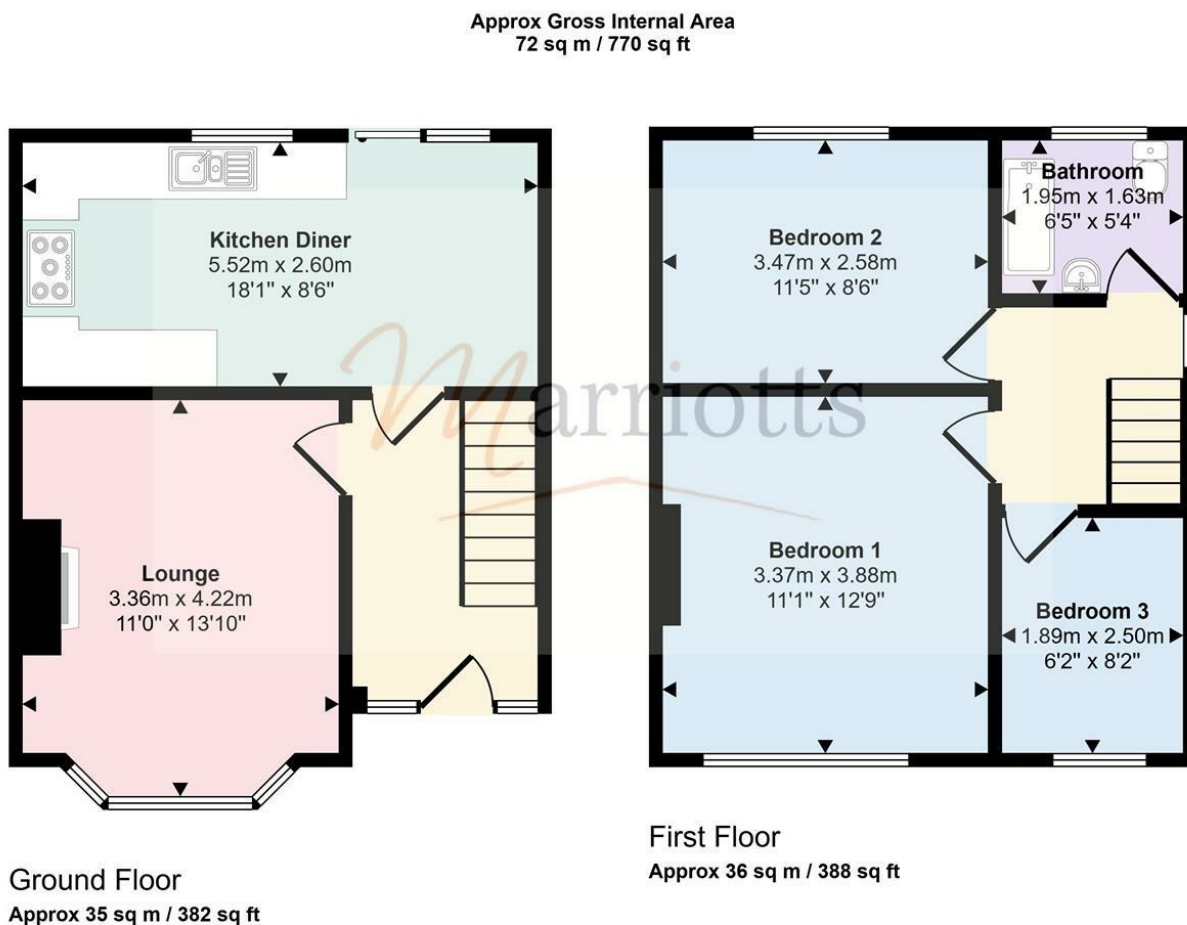
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level access to front and rear

OTHER INFORMATION:

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.







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>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</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.
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).