

Larkfield Road
Nuthall NOTTINGHAM

burchell edwards

Larkfield Road
Nuthall NOTTINGHAM NG16 1ET

for sale offers in the region of
£125,000







Property Description

NO ONWARD CHAIN!

Situated in the popular residential area of Nuthall, this spacious two-bedroom first-floor maisonette offers well-proportioned accommodation ideal for first-time buyers, downsizers or investors.

Benefitting from its own private entrance, the property comprises an entrance hall with staircase rising to the first floor, landing, generous living room with bay window, fitted kitchen, two good-sized bedrooms, including a principal bedroom with extensive fitted wardrobes, and a three-piece bathroom with shower over bath.

Externally, the property enjoys a private side entrance, useful brick-built storage and access to a personal garden, predominantly laid to lawn and providing a pleasant outdoor space for relaxation.

Conveniently located close to local amenities, schools and excellent transport links, including easy access to Nottingham and the M1 motorway, this property represents an excellent opportunity to acquire a spacious home in a sought-after location. Viewing is highly recommended.

Entrance

Access is gained through a composite entrance door located on the side elevation, leading into a carpeted entrance area with a staircase providing access to the first-floor maisonette.

Landing

First-floor landing with fitted carpet, textured walls and ceiling, ceiling-mounted light fitting, radiator, and loft access hatch. Doors provide access to the lounge, kitchen, bedroom and bathroom. Staircase descends to the private entrance door at ground-floor level.

Living Room

Spacious and well-proportioned living room with large front-facing uPVC double-glazed bay window and additional side window providing excellent natural light. Fitted carpet, painted walls and coved ceiling. Feature decorative fireplace with timber surround and hearth, two radiators, television and power points, and ceiling light fittings. Useful built-in storage cupboard. Views over the surrounding residential area.

Kitchen

Fitted with a range of matching wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine beneath the sink area, space for additional appliances, and fitted electric cooker with ceramic hob. Two uPVC double-glazed windows provide natural light and views to the rear. Vinyl flooring, radiator, tiled splashback areas, extractor vent and ceiling-mounted spotlights. Useful built-in storage cupboard providing additional kitchen storage.

Bedroom One

Double bedroom with rear-facing uPVC double-glazed window providing plenty of natural light and views over the surrounding area. Fitted carpet, radiator, coved ceiling and ceiling light point. Comprehensive range of built-in wardrobes, overhead storage cupboards, drawers and dressing area providing excellent storage. Ample space for a double bed and additional bedroom furniture.

Bedroom Two

Good-sized second bedroom with front-facing uPVC double-glazed window providing natural light. Fitted carpet, radiator, coved ceiling and ceiling light fitting. Built-in wardrobe and matching bedside storage unit providing useful storage space. Suitable for use as a guest bedroom, children's room or home office.

Bathroom

Comprising a three-piece white suite including panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Part tiled walls, vinyl flooring, radiator, extractor fan and obscure uPVC double-glazed window providing natural light and ventilation. Useful recessed shelving offers additional storage.

Externals

The property benefits from its own private entrance accessed via external steps to the side elevation, leading to a composite entrance door. A shared pathway provides access to the garden located to the rear of the property, mainly laid to lawn.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







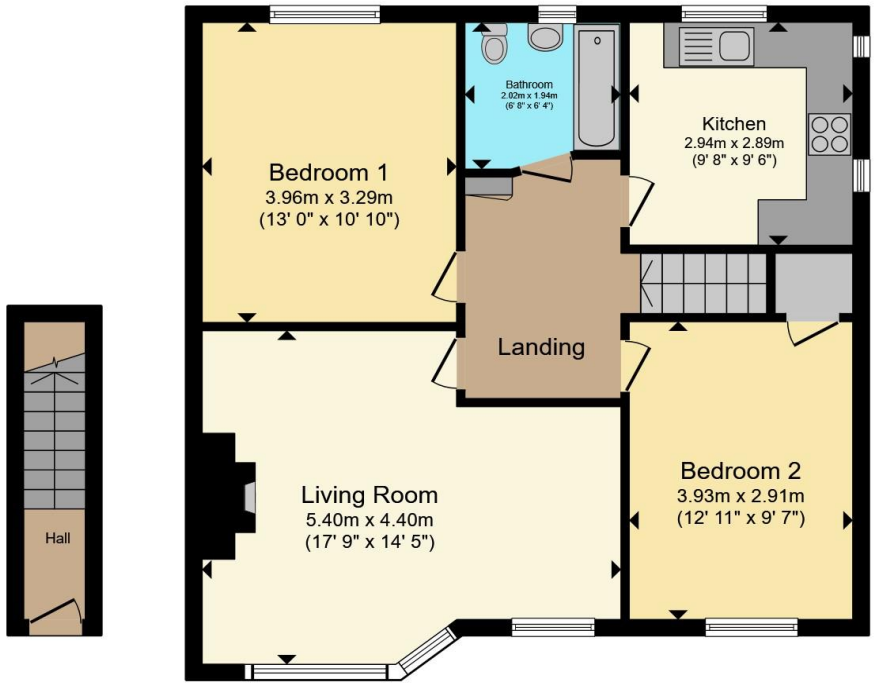












Total floor area 71.0 m² (764 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: C

Council Tax Band: A

Service Charge: 200.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/EWD207894

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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