

5 Bangor Walk, NG3 4FS

£190,000

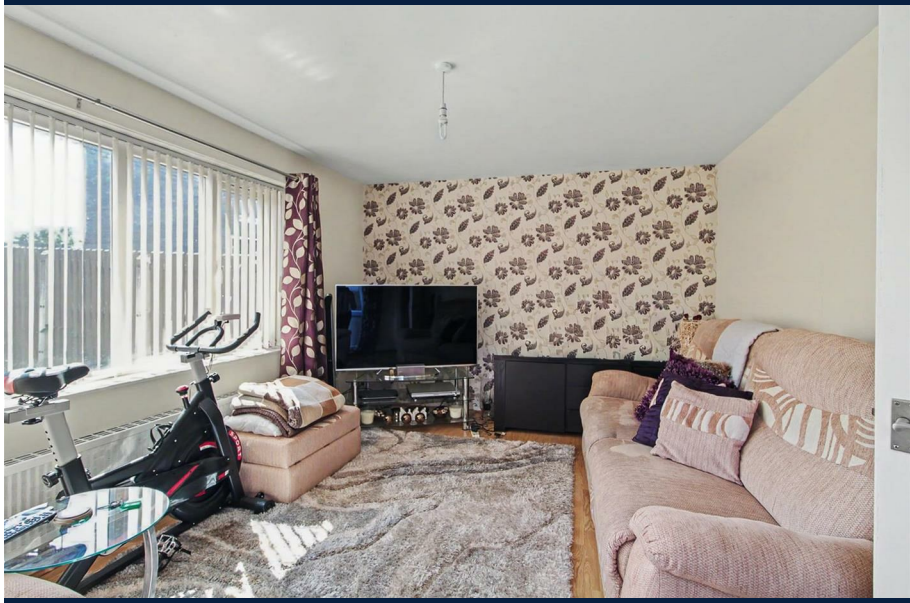
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Marriotts



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, NG3 4FS

£190,000



- Three-bedroom semi-detached home with accommodation arranged over four floors
- Top floor with principal bedroom and family bathroom
- Walking distance to Nottingham City Centre
- Spacious lounge with direct garden access. Well-appointed kitchen diner
- Good-sized enclosed rear garden. District heating through radiators in each room
- Excellent access to local amenities and transport links

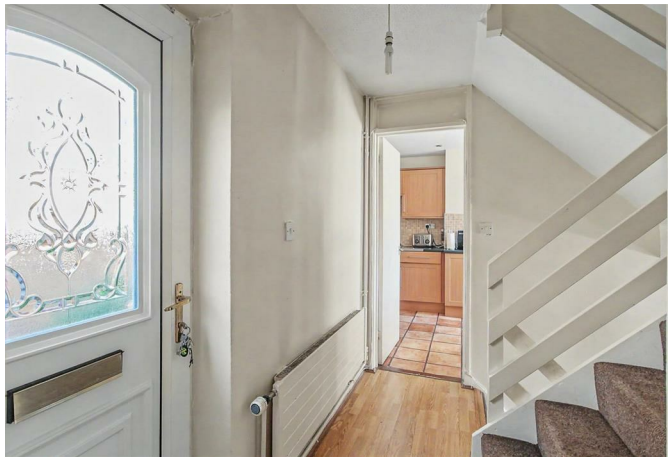
Spacious Three-Bedroom Semi-Detached Home Arranged Over Four Floors

Offering generous and versatile accommodation arranged over four levels, this three-bedroom semi-detached home is ideally positioned within walking distance of Nottingham City Centre, making it an excellent choice for families, professionals, first-time buyers or investors.

The lower ground floor features a spacious main lounge with direct access to the enclosed rear garden, creating a great space for relaxing and entertaining. Stairs lead to the main entrance level, where you'll find a well-appointed kitchen diner, useful store room and separate WC. The third level provides two good-sized bedrooms, while the top floor is home to the principal bedroom and family bathroom.

Outside, the property benefits from a good-sized enclosed rear garden, while further features include double glazing and district heating. Conveniently located close to a wide range of local amenities, excellent transport links and within walking distance of Nottingham City Centre, this spacious home combines flexible living accommodation with a highly accessible location.





Entrance hall

UPVC door leads into the hallway, which has laminate floor, radiator and alarm panel. A storage room is located next to the separate toilet and houses the electric RCD board & heating system.

Toilet

Tiled floor, toilet and wash hand basin, UPVC window to the front

Dinning kitchen

The heart of the home is the kitchen diner with its dual aspect windows, the rear window over looks the garden and has views beyond. The kitchen is fitted with a range of units, mosaic tile splashback and worktop., There is a fitted electric oven and gas hob with extractor over, with space for a washing machine and tall fridge freezer. The room has tiled floor, radiator and space for a dining table

Lower hallway

Carpeted stairs lead to the lower hallway which has laminate floor, under stair storage and access to the lounge

Lounge
The lounge has a large window over looking the rear garden, radiator, laminate floor and a UPVC door leads to the garden.

Landing
Carpeted, with access to two bedrooms and with carpeted stairs to the top floor.

Bedroom 2
Carpet, radiator and window to the rear

Bedroom 3
Carpet, radiator and window to the rear

Top floor landing
With carpet, window to the front and radiator.

Bedroom 1
The master bedroom has two windows to the rear and side, carpet, radiator and two storage cupboards.

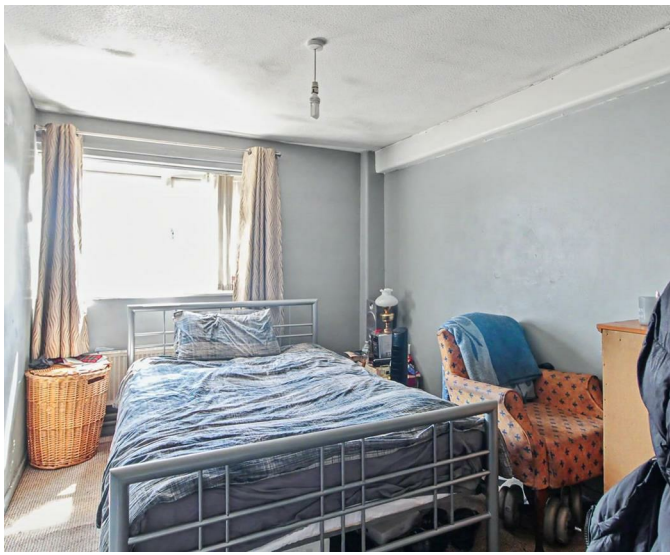
Bathroom
Fitted with a toilet, wash hand basin and bath with electric shower over. There is a window to the front, radiator, tiled floor and a storage cupboard.

Outside
The rear garden has a level lawn and is fully enclosed. Steps lead up to the side access. From the front the property is accessed by a communal pathway off Bangor Walk.

Material Information
TENURE: Freehold
COUNCIL TAX: Nottingham - Band A
PROPERTY CONSTRUCTION: Cavity Wall
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: District heating through city council
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER: British gas
MAINS WATER PROVIDER: Severn Trent








SAMSUNG



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 INFORMATION: Steps to front and side access

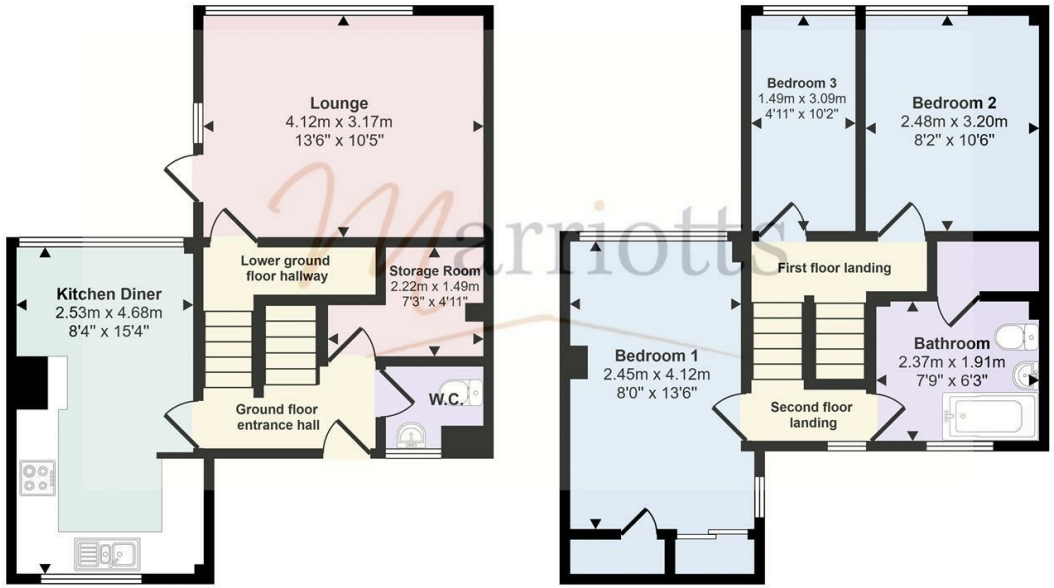
OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, 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.





Approx Gross Internal Area
76 sq m / 814 sq ft

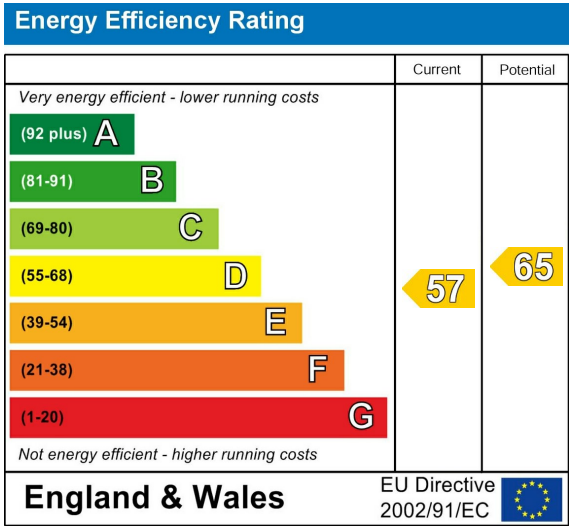


Lower Ground Floor
Approx 38 sq m / 408 sq ft

Ground Floor
Approx 38 sq m / 407 sq ft

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.





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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

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The Property Ombudsman

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