



128 Valley Road, Carlton, NG4 1NA

£100,000





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- 1st floor maisonette
- Rear garden
- Potential ground floor utility/office
- Two bedrooms
- Bathroom and kitchen
- Combination gas boiler

GREAT FTB/INVESTMENT OPPORTUNITY!! A two-bedroomed first-floor maisonette with a rear garden, in need of some modernisation and for sale with **NO UPWARD CHAIN!** Bay fronted lounge, kitchen diner, bathroom in white, two bedrooms and a useful downstairs room which could be converted in to a home office!

£100,000



Entrance Hall

Ground floor hallway with a composite front entrance door, stairs to the first-floor landing and door to the downstairs storage room, which could be converted into a study or utility room.

First Floor Landing

Loft access, cupboard housing the RCD board and a smart electric meter.

Living Room

UPVC double-glazed bay window to the front, radiator and wall-mounted gas fire.

Kitchen Diner

Several wall and base units with wood-effect worktops, stainless steel sink unit and drainer and tiled splashbacks. Electric cooker point, wall-mounted Baxi combination gas boiler, radiator, tiled floor to the kitchen area, and UPVC double-glazed rear window.



Bedroom 1

UPVC double-glazed front window and radiator,

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

A white suite consisting of a bath with tiled surround and shower attachment, pedestal wash basin and toilet. Radiator, grey wood effect floor covering, built-in cupboard and UPVC double-glazed rear window.

Outside

A shared pedestrian front access with a side path leading to the rear which is split in to two areas, the furthest section belonging to the property.

Material Information

TENURE: Leasehold

LEASE DETAILS: 112 years from 2005

GROUND RENT: £ - to be reviewed on:

SERVICE CHARGE: £ - to be reviewed on:

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER:

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:

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:



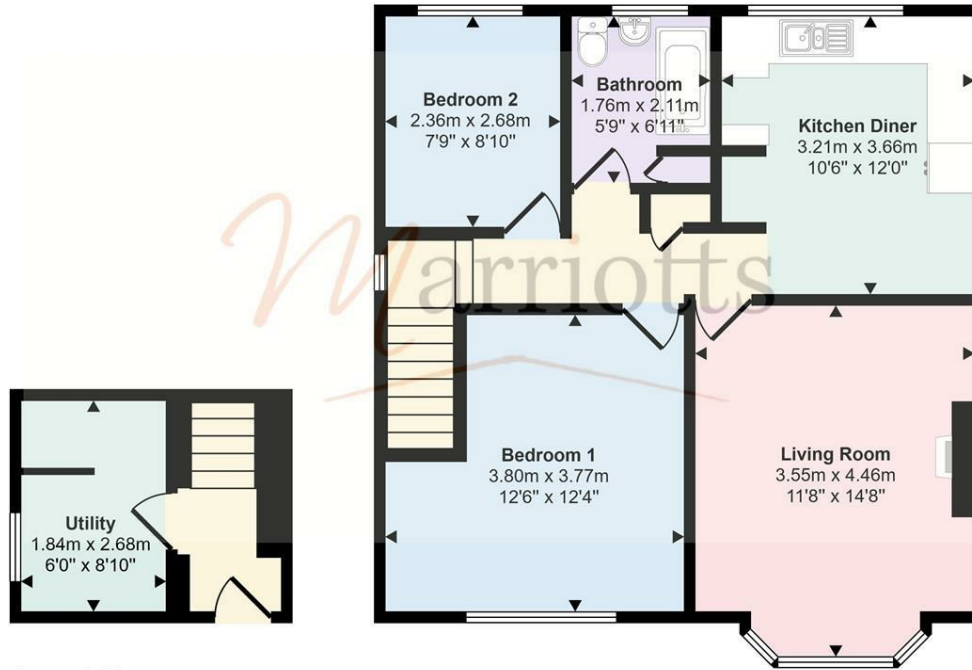


OTHER INFORMATION:

The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.

Approx Gross Internal Area
67 sq m / 724 sq ft



Ground Floor
Approx 9 sq m / 95 sq ft

First Floor
Approx 58 sq m / 628 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.
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

