



32 Marshall Road, Mapperley, NG3 6HS
£240,000



Marriotts



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- Delightful three-bedroom semi-detached home
- Front lounge and rear dining kitchen
- Driveway providing off-street parking
- Quiet residential road and beautiful rear outlook
- Modern fitted bathroom
- Long rear garden

Delightful Three-Bedroom Semi-Detached Home with a Beautiful Rear Outlook and situated on a quiet residential road.

The accommodation begins with a welcoming entrance hall leading into a cosy front lounge, which in turn opens into the dining kitchen. This sociable space enjoys lovely views across the rear garden and surrounding greenery, providing an attractive setting for both everyday dining and entertaining.

Upstairs, there are three bedrooms together with a modern family bathroom fitted with a contemporary three-piece suite. Outside, a driveway to the front provides convenient off-street parking, while to the rear is a particularly long garden, offering plenty of space and excellent potential to create a number of distinct areas for relaxing, entertaining, play or planting.

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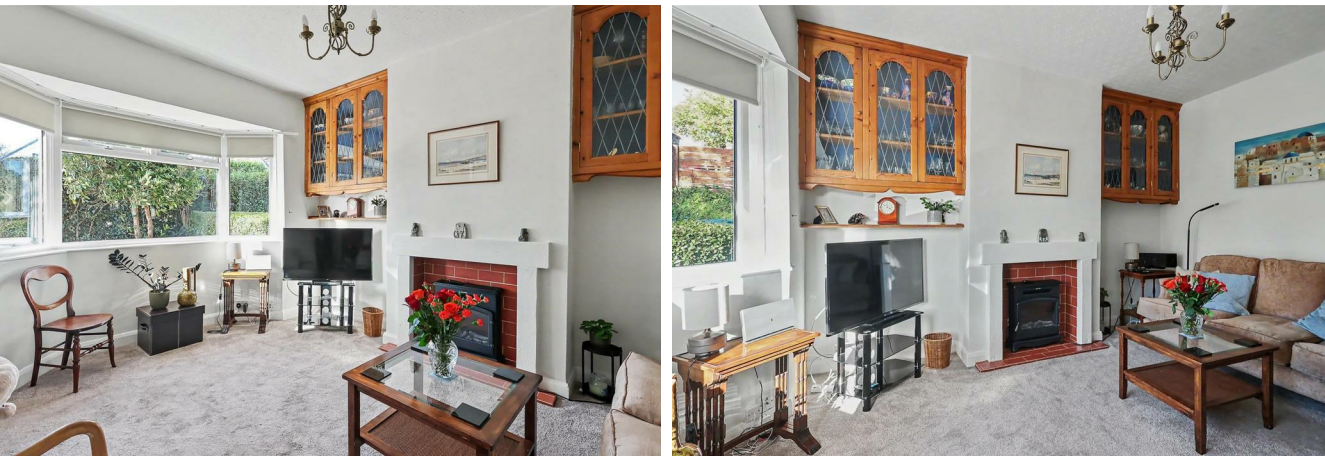


Entrance

The carpeted entrance hall has a low cupboard housing the RCD board and electric meter. There is an alarm panel, carpeted stairs to the first floor and a door through to the lounge.

Lounge

With front UPVC double glazed window, two fitted display cabinets, electric fire on a terracotta tile hearth and with surround, carpet and radiator.



Dining kitchen

The kitchen provide ample space for a dining table and four chairs. It has fitted wall and floor cabinets, worktop top and tiled splashback,. A fitted stainless steel sink/drainers with mixer tap, fitted electric oven with 4-ring gas hob and extractor hood. There is space for a washing machine, under counter fridge and separate freezer and dishwasher, The central heating boiler is mounted on the wall and a useful understairs pantry provides further storage. There are dual aspect UPVC double glazed windows to the side and rear, and a UPVC double glazed door opening onto the top decking.

Landing

Carpeted with side UPVC double glazed windows, wall thermostat controls and loft access.

Bedroom 1

Front UPVC double glazed window, carpet and radiator.

Bedroom 2

Rear UPVC double glazed window, carpet, radiator and a fitted storage cupboard.

Bedroom 3

Front UPVC double glazed window, carpet and radiator.

Bathroom

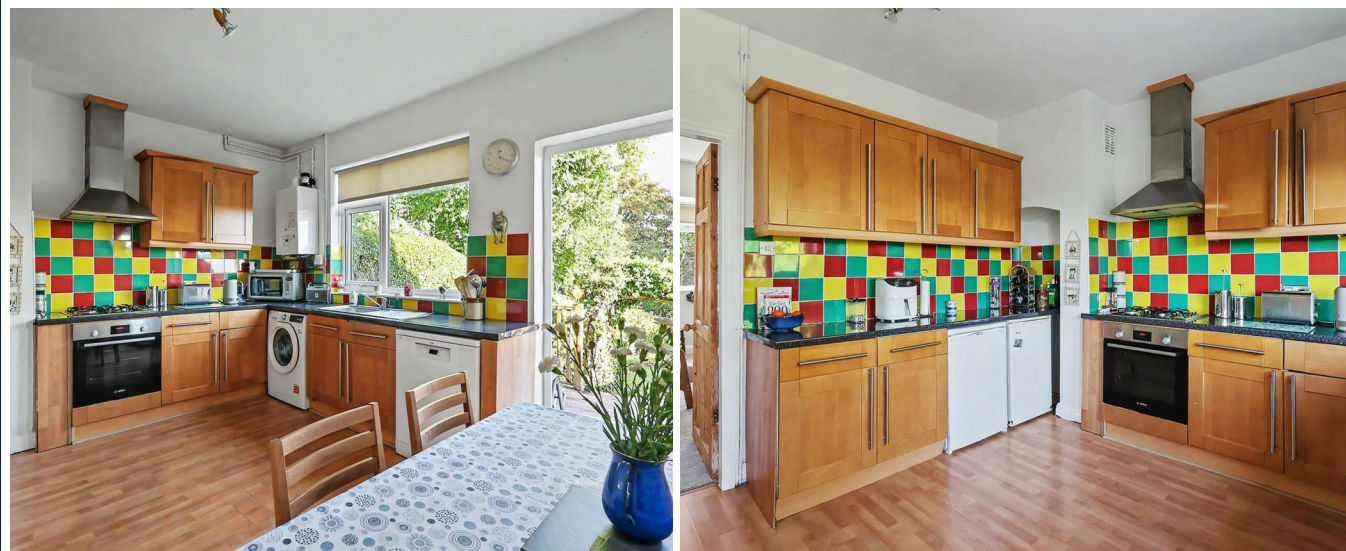
Fitted with a 3-peice suite of bath with mains shower over & glass screen, wash hand basin and toilet with dual fluish. The room is mostly tiled with a tile floor, has a heated towel rail, radiator, extractor fan and UPVC window to the rear.

Outside

The block paved driveway to the front provides off street parking. The long rear garden has decking from the kitchen door with steps leading to the lower patio. There are two further lawns and a mixed gravel & bark area to the bottom.

Material Information

TENURE: Freehold



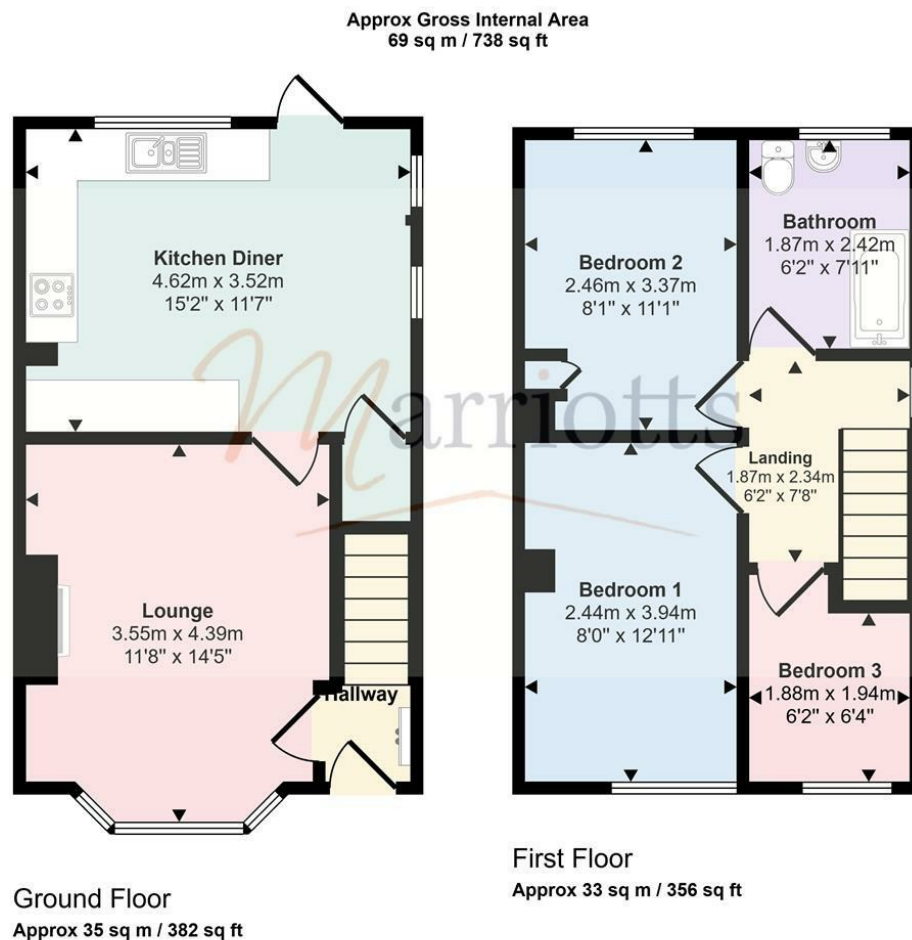




COUNCIL TAX: Gedling - Band B
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
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: There are steps to the front door and in the rear garden







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		
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.

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

www.Marriotts.net

