



239 Vernon Road, NG6 0BD

£135,000



Marriotts



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- No Upward Chain!
- Recently redecorated throughout and with newly fitted carpets
- Two reception rooms and Three-piece bathroom suite
- Two bedroom end terraced house.
- Refurbished kitchen with brand-new oven and hob
- Close to local shops, amenities and regular public transport

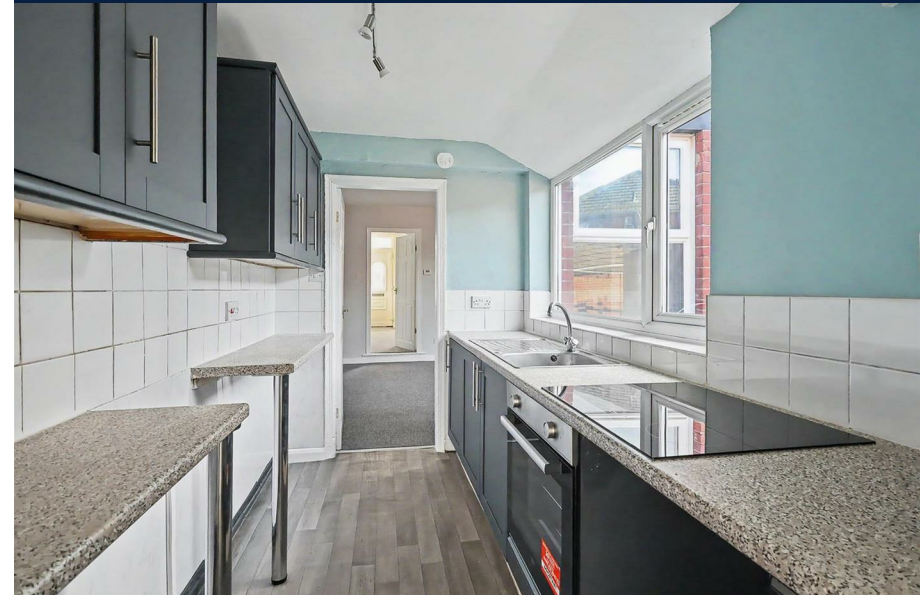
Offered for sale with no upward chain, this well-presented two-bedroom end-terraced home has been recently redecorated and recarpeted throughout, together with the benefit of a refurbished kitchen, making it an ideal choice for buyers looking for a property ready to move into.

The ground floor offers two generously sized reception rooms, providing plenty of space for separate living and dining areas. To the rear is a modern refurbished kitchen, complete with a brand-new oven and hob, along with a neutral downstairs bathroom fitted with a three-piece suite. Upstairs, the property provides two good-sized double bedrooms, both benefiting from the recent improvements and neutral décor. Conveniently located close to a wide range of local shops and amenities, the property is also within easy reach of tram stops and offers excellent transport links into Nottingham City Centre.

A great opportunity for first-time buyers, investors or those looking for a conveniently located home with no onward chain.



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Lounge

UPVC front door opens into the front lounge which has newly fitted carpet, radiator, front UPVC double glazed window, low cupboard housing the RCD board & meters, and a 'under stairs' storage cupboard.

Dining room

With newly fitted carpet, rear UPVC double glazed window, radiator, stairs to the first floor and door into the kitchen.

Kitchen

The kitchen has been refreshed with new cupboard doors, new vinyl flooring and a brand new electric oven and hob. There is space for a washing machine, stainless steel sink with mixer tap, extractor fan, side UPVC double glazed window, and the central heating boiler.

Rear hallway

An open door way leads to the rear hallway which gives access to the bathroom and has a UPVC double glazed door to the rear.

Bathroom

The bathroom is fitted with a white suite comprising of bath with shower attached to the mixer tap & tiled surround, wash hand basin and toilet with dual flush. There is a radiator, extractor fan and side UPVC double glazed window.

Landing

Carpeted and with access to both bedrooms

Bedroom 1

Rear UPVC double glazed window, newly fitted carpet, radiator and over stairs cupboard with loft access.

Bedroom 2

Front UPVC double glazed window, newly fitted carpet and radiator,

Outside

Shared access to the front door and shared access to the rear yard.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared front and rear access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

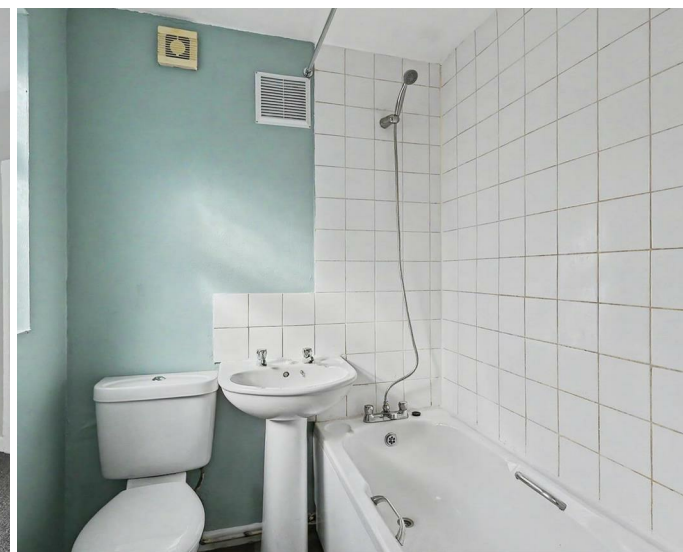
MAINS GAS PROVIDER: Utilita

MAINS ELECTRICITY PROVIDER: Utilita

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No



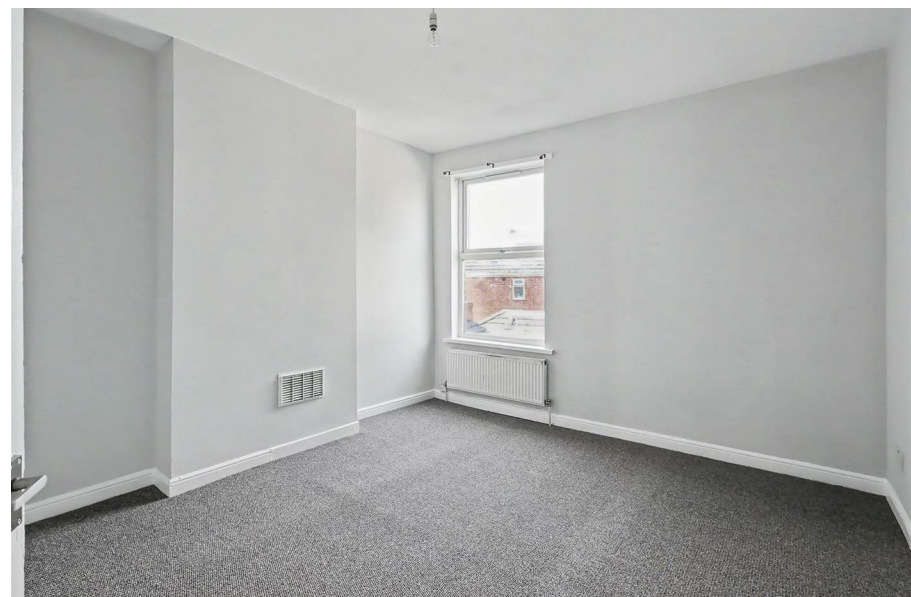




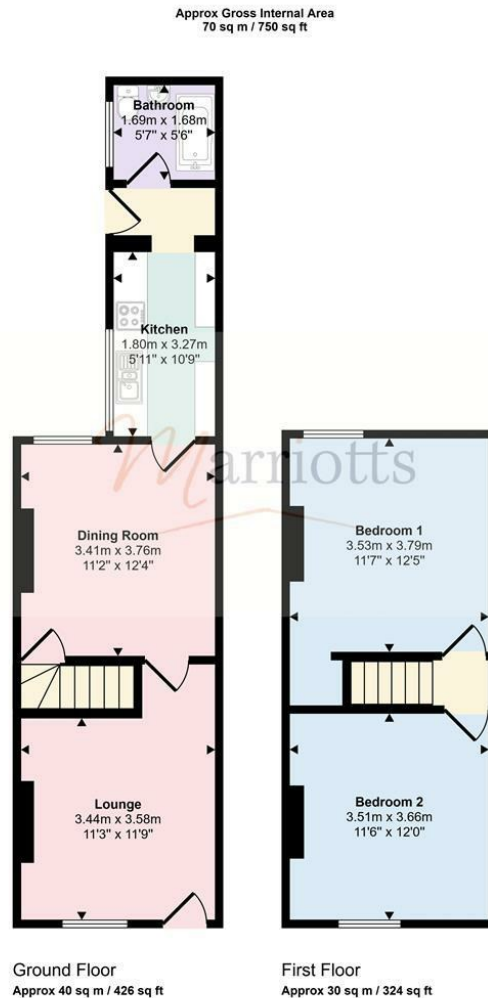
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Not available.
ACCESS AND SAFETY INFORMATION: Level access

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.







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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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).