



101a Kenrick Road, Mapperley, NG3 6EZ

Guide Price £310,000



Marriotts



# 101a Kenrick Road Mapperley, NG3 6EZ

- Split level bungalow
- Modern shower room
- Elevated rear terrace
- Three bedrooms
- Spacious breakfast kitchen
- Good sized plot

**GUIDE PRICE £310,000 - £320,000!!** A spacious split-level bungalow on a good-sized mature corner plot, tandem garage with electric up and over door, housing the combination gas boiler and useful sink unit with both hot and cold taps. Three bedrooms, modern shower room, living room with patio door out to an elevated balustrade enclosed terrace, which is also accessed from the large breakfast/dining kitchen and has an external staircase leading down to the lovely well maintained gardens and garage. The property is also for sale with **NO UPWARD CHAIN!!**



**Guide Price £310,000**



## Entrance Hall

With UPVC double-glazed front entrance door, radiator, wooden flooring, steps up to the inner hallway and two bedrooms, with doors leading to the third bedroom, shower room, lounge diner and access to the kitchen.

## Lounge Diner

Marble fireplace and hearth with log-effect electric fire. Three radiators, two wall light points, opaque glazed wall adjoining the inner hallway and double glazed sliding patio door leading out to the rear terrace.

## Breakfast Kitchen

A range of units with wood effect worktops, tiled splashbacks and an inset Quartz composite one and a half bowl sink unit and drainer. integrated brushed steel electric oven, four-ring gas hob with extractor, housing for a fridge freezer and plumbing for a dishwasher/washing machine. Wood effect floor covering, two radiators, several recessed ceiling spotlights, double-glazed front and side windows, double-glazed window and UPVC double-glazed rear door leading to the outside terrace.

### Bedroom 1

With wood laminate flooring, radiator, bed alcove with wall lights and double-glazed side window.

### Bedroom 2

With grey wood laminate flooring, built-in double wardrobe, radiator and double-glazed side window.

### Bedroom 3

With wood laminate flooring, radiator and a double-glazed front window.

### Shower Room

Consisting of a large corner fully tiled cubicle with chrome main shower, dual flush toilet and wash basin with vanity cupboards. Tiled floor, radiator and double glazed front window.

### Outside

To the front, there is an enclosed, shaped lawned garden, with established borders and privet hedge perimeter, leading to an enclosed private side gravelled area. Block paved driveway leads to the garage with electric up and over door. To the side is another lawned garden with established borders and UPVC side door leading into the garage. Staircase leads up to the rear terrace, and steps lead down to a circular block paved patio/seating area with mature borders. The garage has light and power and an enamelled sink with hot and cold water, separate cold water tap, wall-mounted Main combination gas boiler, smart meters and water meter. There is an additional rear section, which provides ample extra storage space/workshop area.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

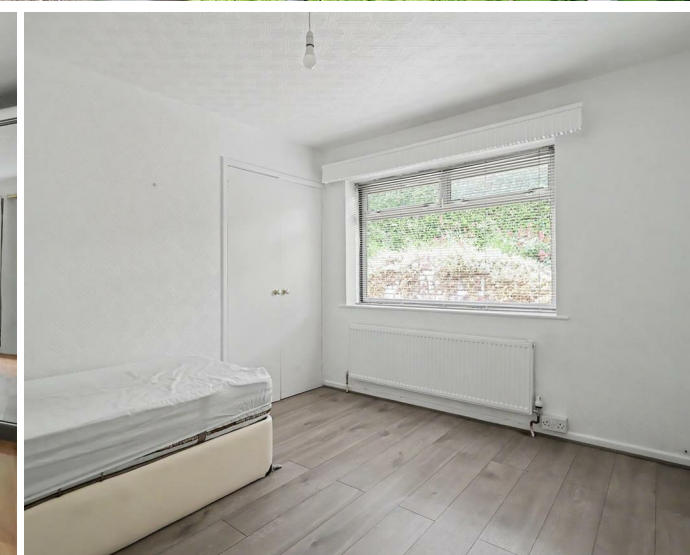
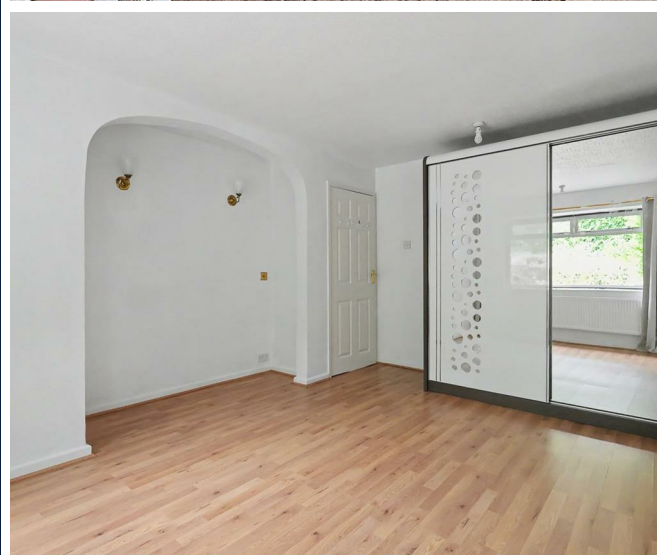
ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: garage

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:



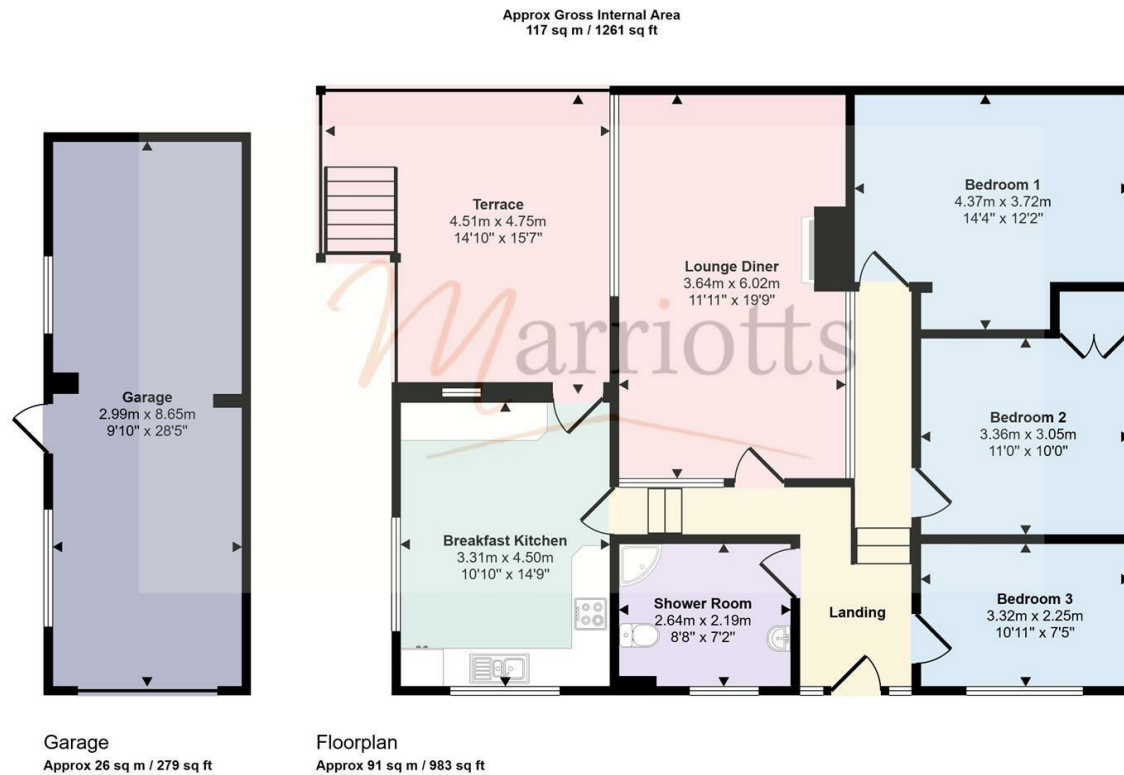




MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stepped front  
access







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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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

