



33 Sandon Street, NG7 7AL

£175,000

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# 33 Sandon Street , NG7 7AL

- Late Victorian mid terraced house
- Modern fitted kitchen with access to the cellar
- Double glazing, gas central heating and solar panels
- 2 double bedrooms, 2 reception rooms each having a log burners
- Bathroom with 4-piece suite
- Within easy reach of local amenities and excellent public transport to Nottingham city centre

This delightful mid-terrace house, built in 1890, is well presented and full of character features. Boasting two spacious double bedrooms, and two inviting reception rooms each featuring log burners and creating a warm and cosy atmosphere. The modern fitted kitchen gives access to the cellar, providing useful storage, and the bathroom is fitted with a stylish four-piece suite. The house is equipped with double glazing and gas central heating, and with the additional benefit of solar panels.

Step outside to discover an enclosed south-east facing garden, a lovely outdoor space for enjoying the sunshine, gardening, or entertaining guests. The location offers a short commute to Nottingham city centre, making it convenient for those who wish to enjoy the vibrant urban lifestyle while residing in a peaceful neighbourhood.

This property combines historical charm with modern amenities, and is sure to appeal to a variety of buyers. Don't miss the opportunity to make this characterful home your own.



£175,000



## Entrance hall

The front doors leads into the carpeted hallway, which has feature cornices and arch mouldings. Doors lead to the downstairs rooms and carpeted stairs rise to the first floor.

## Lounge

The front lounge has a feature log burner set on a quarry tile hearth, fitted bookshelves & low cupboards either side of the fireplace and double glazed French doors opening to the front. With carpet and radiator.

## Dining room

The dining room has LVT herringbone effect flooring, log burner set on a quarry tile hearth, radiator, double glazed French doors leading to the garden and a door into the kitchen.

## Kitchen

The kitchen has modern wall and floor cabinets with worktop and metro tile splash back, stainless steel sink and drainer with mixer tap, 4 ring gas hob and electric oven, integrated under counter fridge and space for a washing machine. with radiator, quarry tile floor, door leading to the garden, UPVC window to the side and double glazed window to the rear. Door into the cellar.

### Cellar

Housing the gas & electric meters, and RCD board.

### Landing

Carpet and loft access

### Bedroom 1

The master bedroom has two double glazed windows to the front, carpet and radiator

### Bedroom 2

Having vinyl floor, radiator, wash hand basin and double glazed window to the rear.

### Bathroom

The 4 piece bathroom suite comprises of bath, wash hand basin, toilet with dule flush and corner shower cubicle with mains shower and sliding doors. There is a heated towel rail, extractor fan, cupboard housing the combination boiler and providing storage. Double glazed window to the side, metro tiles and vinyl floor.

### Outside

The property is set above the road and accessed via steps which lead passed the front garden and via a shared walkway.

The rear garden can be accessed via a gate off the shared pathway, there is a concrete and paved patio area from the back door leading to the lawn, surrounded by mature plants and hedge boarders. With garden shed and outdoor tap. The property has the additional benefit of solar panels.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared pathway to the front

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Bathroom

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

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.

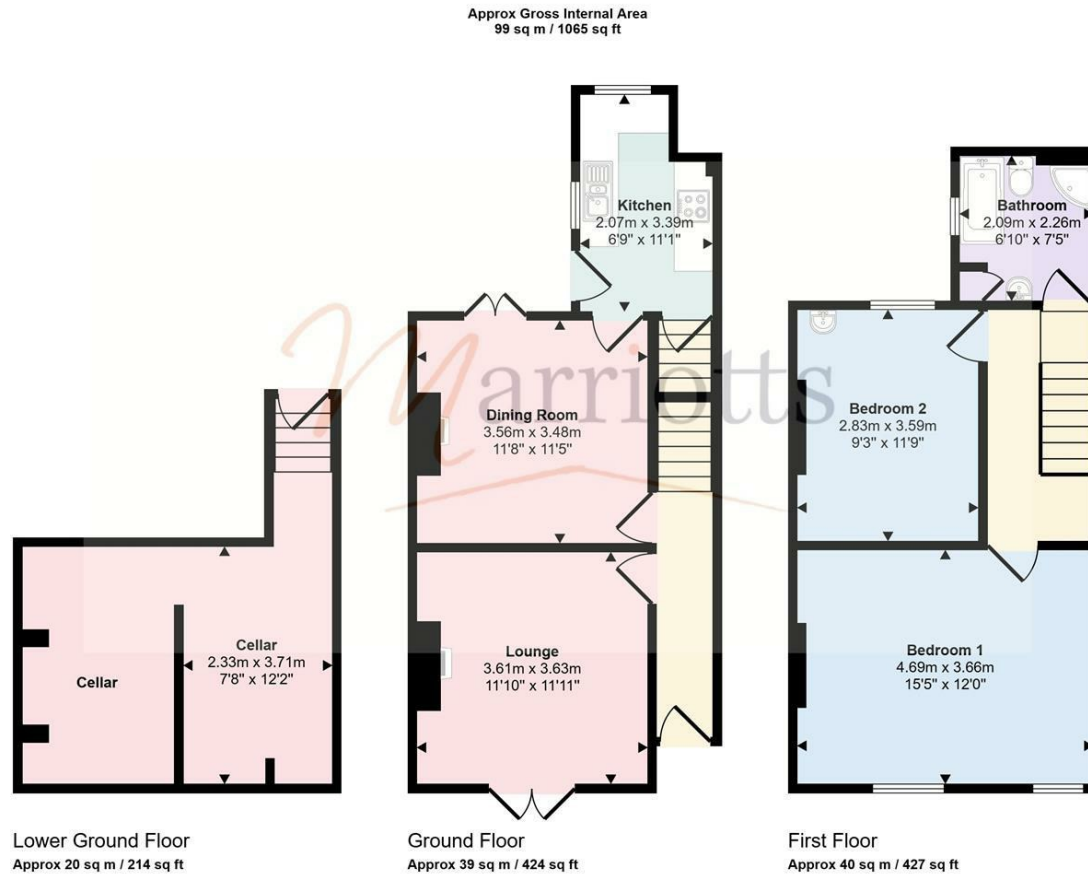
ACCESS AND SAFETY INFORMATION: Steps lead to the front door. Level access to the rear.

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](http://nottinghamcity.gov.uk), Please note that selective licensing 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.

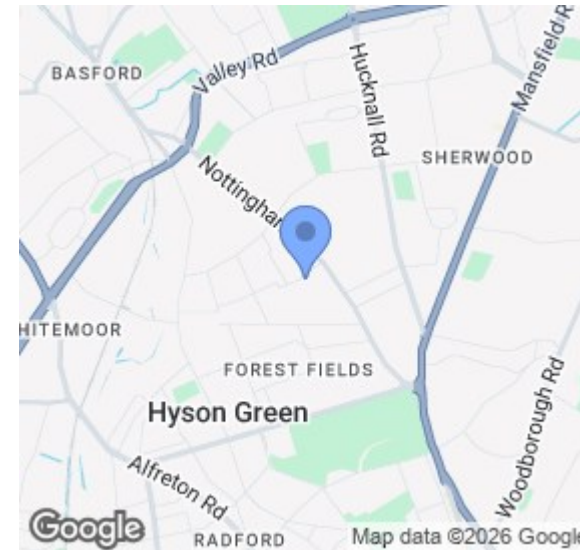






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>75</b>	<b>84</b>
<b>England &amp; Wales</b>		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.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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