1 Bluecoat Close, NG1 4DP

£240,000

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Marriotts

1 Bluecoat Close
, NG1 4DP

- City Centre location
- Three bedrooms
- Lounge with glass roof
- End townhouse
- Spacious kitchen diner
- Parking for at least two cars

CITY LIVING WITH PARKING!! For sale with NO UPWARD CHAIN is this three-bedroom townhouse in a great cul-de-sac location, right on the edge of the City Centre. There's a Waitrose just around the corner, along with a wealth of shopping facilities, bars, cafe's and restaurants within a short walk! Could also be a great investment with a potential rental income of £1,000pcm. Being situated within the Nottingham City boundaries, the property would be part of the Selective Licensing scheme.

£240,000

Overview

The property also has off street parking for at least two cars, a spacious dining kitchen with Smeg appliances and access to the rear living room with recently replaced feature glass roof and two sets of French doors leading out to a good sized walled rear garden. The upstairs accommodation is quite flexible, with the largest room also doubling up as a further living room, plus two bedrooms with brand new carpets, one with a vanity sink and the other a recessed shower cubicle. There is also a lovely traditional style bathroom with 'claw & ball' roll top bath beneath a large Velux window.

Kitchen Diner

With front entrance door and double glazed window and a range of wall and base units with a mixture of wood and granite worktops with Belfast sink. Appliances consist of brushed steel Smeg five-ring gas hob with steel surround, splashback and extractor hood, with brick surround housing the Smeg brushed steel electric oven. Understair cupboard housing the Ideal Logic combination gas boiler, with plumbing for washing machine, light and power. Ceiling downlights, stairs to the first floor, store recess with storage/meter cupboard and painted floorboards leading through to the living area.

Living Room
With double glazed glass roof radiator and two sets of double-glazed double doors leading out to the garden.

First Floor Landing
With double glazed front window, radiator, ceiling downlights and store cupboard.

Bedroom 1
Double glazed rear window, radiator, ceiling and wall light points and built-in large double wardrobe. Recess housing a large tiled cubicle with chrome mains fixed head shower, second mixer, ceiling downlight and Velux window above.

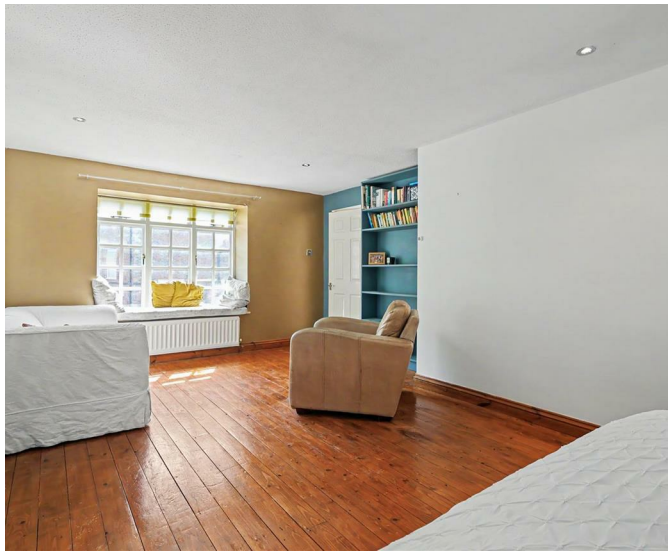
Bedroom 2
Newly carpeted, with radiator, double-glazed rear window and sink with tiled splashback.

Bedroom 3/Living Room
With varnish floorboards, double-glazed front window with fitted window seat and further double-glazed rear window. Ceiling downlights, fitted book shelving and two radiators.

Bathroom
The suite consists of a 'claw & ball' roll-top bath with Victorian-style shower mixer and large wall mounted vanity mirror, traditional-style pedestal washbasin and toilet. Fully filed walls, brand new traditional tile style floor covering, heated towel rail, Velux window, front window and linen cupboard.

Outside
To the front is cobbled parking for at least 2 cars. A side pedestrian underpass leads to the rear of the property where lockable side gated access leads to the garden. To the rear is a paved patio, and lawn with central path leading to decking, enclosed with a walled and fenced perimeter.

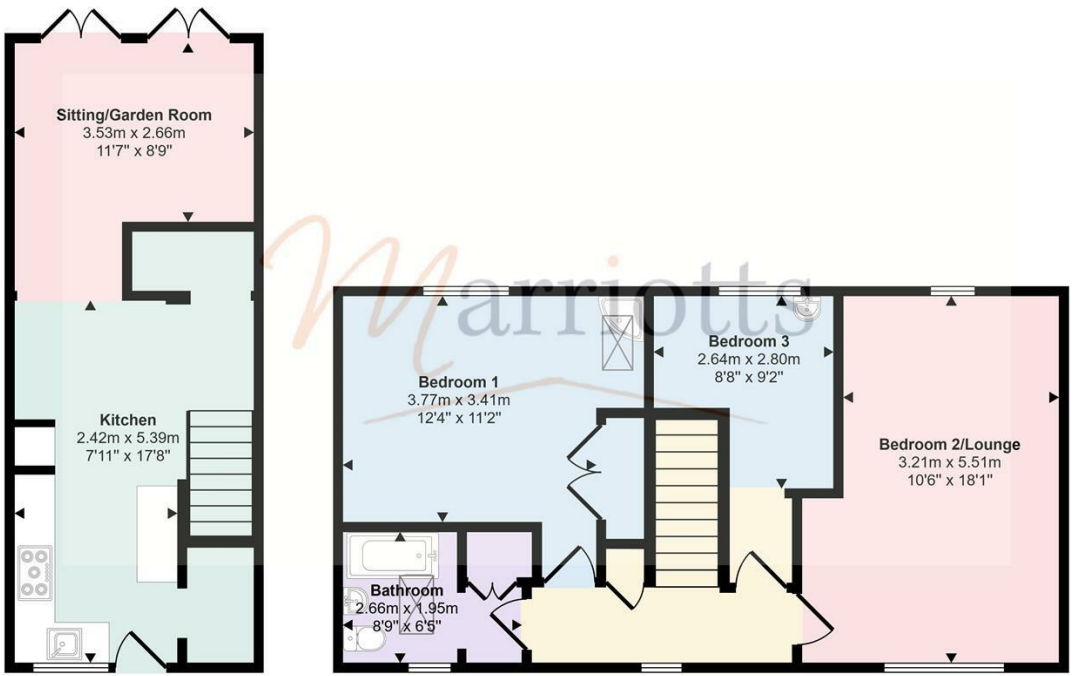
Material Information
TENURE: Leasehold
LEASE DETAILS: Length term: 999 years. From: 26th June 1979
GROUND RENT: £0.00
SERVICE CHARGE: £0.00
COUNCIL TAX: Nottingham City - Band B
PROPERTY CONSTRUCTION: Cavity brick & timber clad
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k



LOCATION OF BOILER: under-stair cupboard
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: 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: Some images are virtually staged

SMEG

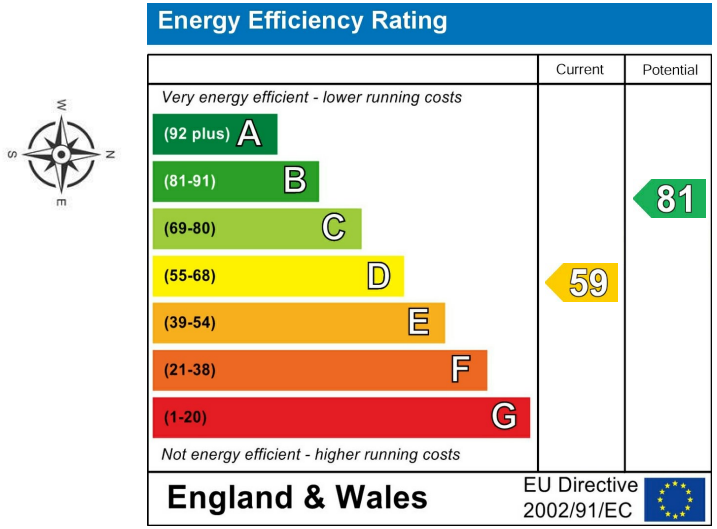
Approx Gross Internal Area
92 sq m / 989 sq ft



Ground Floor
Approx 33 sq m / 352 sq ft

First Floor
Approx 59 sq m / 636 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.



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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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).

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