



19 Wallet Street, Netherfield, NG4 2LT

£140,000





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- Mid terrace house
- Lounge & kitchen diner
- Enclosed rear yard
- Two double bedrooms
- Utility room & downstairs bathroom
- NO UPWARD CHAIN

Mid-terrace house located just a short walk from Netherfield town centre and Carlton train station. The property has a front living room with coal affect electric fire, rear dining kitchen with built-in oven & hob, utility room and modern downstairs bathroom. Upstairs there are two double bedrooms and the property also has UPVC double glazing, gas central heating and is for sale with NO UPWARD CHAIN!!

£140,000



Lounge

UPVC double-glazed window, front entrance door, marble fireplace and hearth with wooden surround, two wall light points, radiator and wood laminate flooring. Cupboard housing the smart electric meter and a separate cupboard housing the smart gas meter.

Dining Kitchen

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer. Appliances consist of a brushed steel trim electric oven and a four-ring gas hob with extractor canopy. Wood laminate flooring, door and stairs to the first floor, radiator, UPVC double-glazed rear window and door through to the utility room.

Utility Room

Worktop with plumbing for washing machine, wood laminate flooring, radiator, door through to the bathroom and UPVC double-glazed door and window to the side.



Bathroom

Consisting of a shaped bath and screen with chrome main shower and tiled surround, pedestal wash basin and dual flush toilet. Chrome ladder towel rail, extractor fan and UPVC double-glazed side windows.

First Floor Landing

With doors to both bedrooms.

Bedroom 1

Loft access, laminate flooring, radiator and UPVC double-glazed rear window.

Bedroom 2

Built-in cupboard, radiator and UPVC double-glazed front window.

Outside

To the rear, there is a concrete yard area with LED floodlight, enclosed with a fenced perimeter with rear gated access to a pedestrian footpath.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: Solid 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: n/k

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

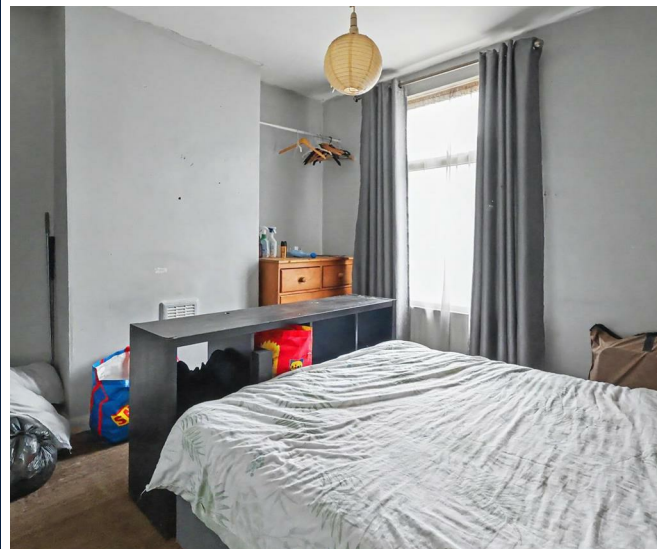
MAINS WATER PROVIDER: Severn Trent

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.





THIS IS
LIVERPOOL
FOOTBALL CLUB
ANFIELD

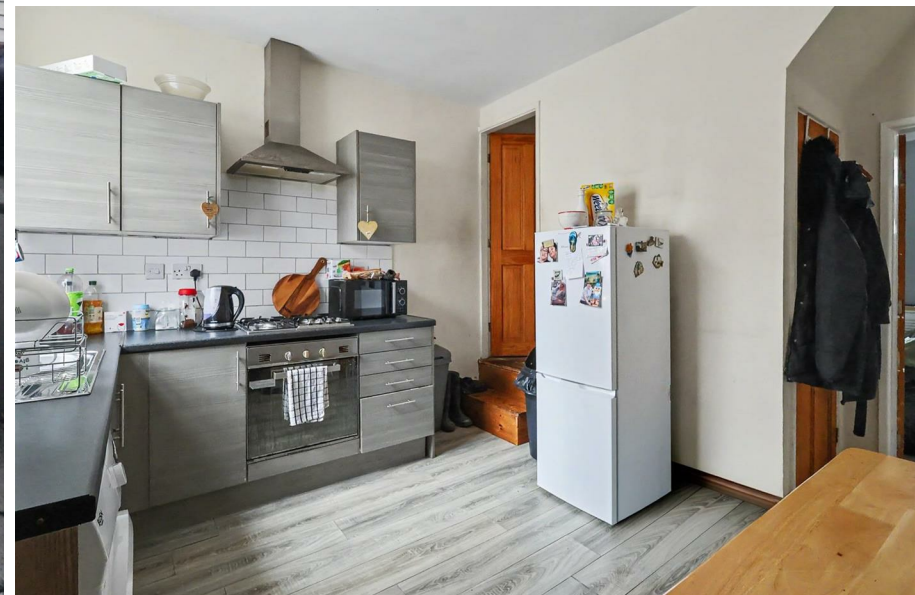


Our Garden



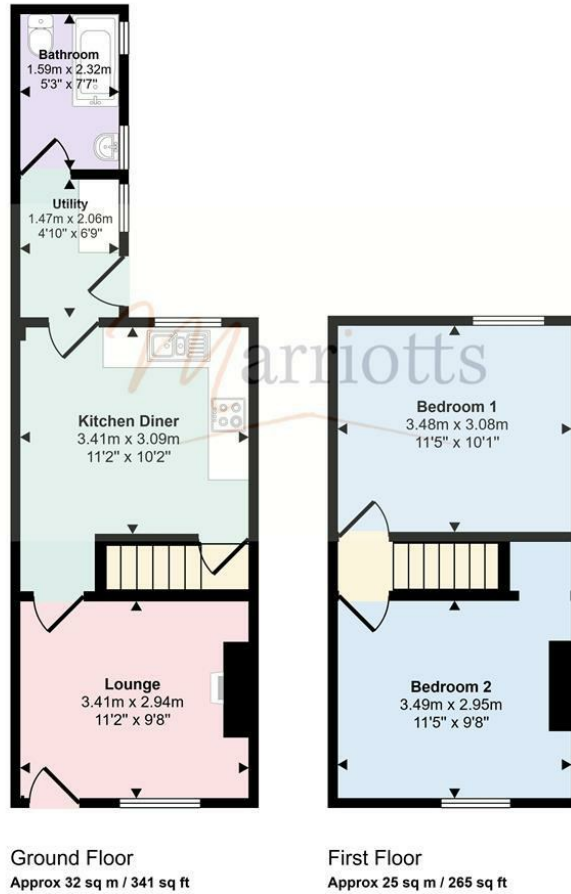


ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access





Approx Gross Internal Area
56 sq m / 606 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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.

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).

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