



18 Old Lodge Drive, Sherwood, NG5 3FQ

£225,000



Marriotts







# 18 Old Lodge Drive Sherwood, NG5 3FQ

- Two double bedrooms
- Hall with downstairs toilet
- Allocated parking
- Gated development
- Kitchen with several appliances
- NO UPWARD CHAIN

**GREAT LOCATION!!** A modern two-bedroom mid-townhouse on this highly regarded gated development just off the A60. Woodthorpe Grange Park is just across the road, along with a small row of shops, including a Tesco. Both Sherwood and Mapperley are both within easy reach. The property has allocated parking, with accommodation consisting of an entrance hallway with a downstairs toilet, kitchen with several integrated appliances including fridge/freezer and dishwasher and rear lounge with French doors out to the enclosed paved garden. Upstairs, there are two double bedrooms and a bathroom in white with a mains shower. For sale with NO UPWARD CHAIN! \*\* Service Charges payable



**£225,000**



## **Entrance Hall**

With side entrance door, tiled floor, radiator and telephone point. Stairs to the first floor landing and doors to both the downstairs toilet and kitchen.

## **Downstairs Toilet**

Consisting of a concealed cistern toilet and washbasin with tiled splashback, ladder towel rail, tiled floor and double glazed side window.

## **Kitchen**

A range of wall and base units with granite style worktops, incorporating a stainless steel sink unit and drainer with overhead pelmet downlights, coloured tiled splashbacks and concealed worksurface lighting. Appliances consist of brushed steel trim electric oven, four ring gas hob with extractor canopy, integrated dishwasher and fridge/freezer. Plumbing for washing machine, tiled floor, double glazed front window, radiator and door through to the lounge diner.

### Lounge Diner

With wood flooring, marble fireplace and hearth, living flame gas fire and decorative wooden surround. Two radiators, two ceiling light points, large understair cupboard and double glazed double doors leading out to the rear garden.

### First Floor Landing

Loft hatch and radiator.

### Bedroom 1

Double glazed rear window, radiator, TV and telephone points.

### Bedroom 2

Double glazed front window, radiator, over-stair airing cupboard, TV and telephone points.

### Bathroom

Consisting of bath with full height tiling and chrome mains shower, concealed cistern toilet and washbasin with vanity surround and cupboards. Radiator, tiled floor, electric shaver point and extractor fan.

### Outside

To the front of the property is a small garden area with mature shrubs and also overlooks the well-maintained communal lawned gardens. To the rear, the garden is paved with raised brick border containing a selection of shrubs. The garden is enclosed with a fenced perimeter and has rear gated access leading onto the car park with allocated parking space.

### Material Information

TENURE: Freehold

SERVICE CHARGE: £1144.54

COUNCIL TAX: Nottingham City Council - Band C

PROPERTY CONSTRUCTION:

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS:











**LOCATION OF BOILER:**

**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:**

**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:**

**OTHER INFORMATION:**

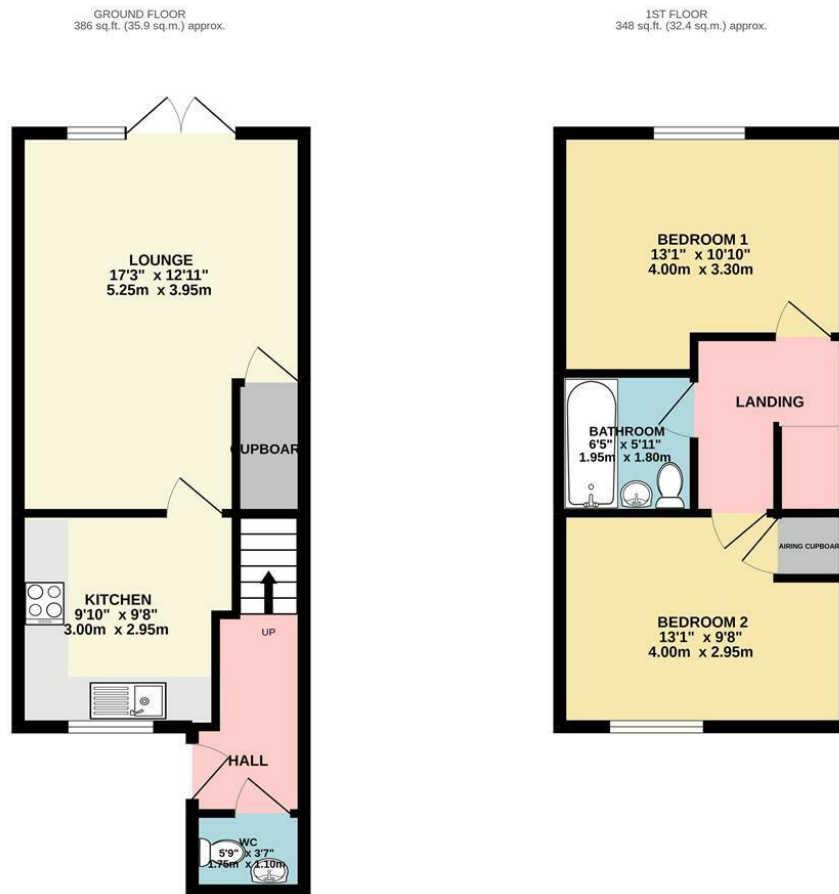
**\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk). Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.**











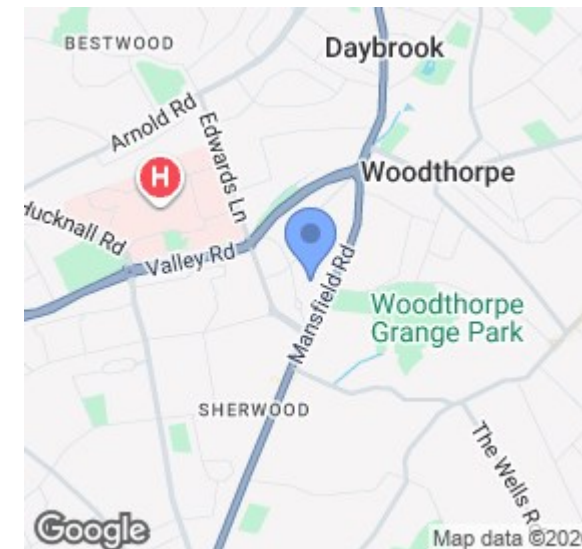
TOTAL FLOOR AREA: 735 sq.ft. (68.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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>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.
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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