



7 Cernan Court, Hemphill Vale, NG6 7AX
£180,000



Marriotts



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- Semi-detached house
- Lounge and dining room
- Cul-de-sac location
- Three bedrooms
- Good size garden
- NO UPWARD CHAIN

A three bedroom semi-detached house in need of modernisation. The property has an entrance hallway, lounge, separate dining room and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Driveway, front and rear gardens, cul-de-sac location and just a few minutes drive from J26 of the M1. Great potential with NO UPWARD CHAIN!!

£180,000



Entrance Hall

With a double-glazed composite front entrance door, stairs to the first-floor landing and double doors through to the lounge.

Lounge

Cupboard housing the modern RCD board, marble fireplace and hearth with living flame coal effect gas fire, under-stair cupboard and double doorway through to the dining room.

Dining Room

With UPVC double-glazed rear window and door to the kitchen.

Kitchen

Several wall and base units with worktop and stainless steel sink unit and drainer. UPVC double-glazed side window and UPVC double-glazed window and door leading out to the rear garden.



First Floor Landing

Loft access and doors to the bathroom and all bedrooms.

Bedroom 1

UPVC double-glazed front window.

Bedroom 2

UPVC double glazed rear window and airing cupboard.

Bedroom 3

UPVC double glazed front window and over-stair cupboard.

Bathroom

Bath with tiled surround and electric shower, washbasin, toilet and UPVC double-glazed rear window.

Outside

There's a lawned front garden and driveway with side-gated access leading to the rear. To the rear is a large garden shed and lawned garden, enclosed with a majority fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band B

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: no

LOCATION OF BOILER: n/a

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 -

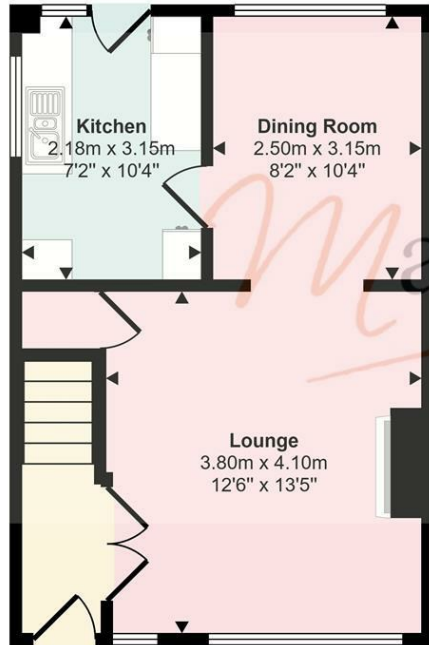




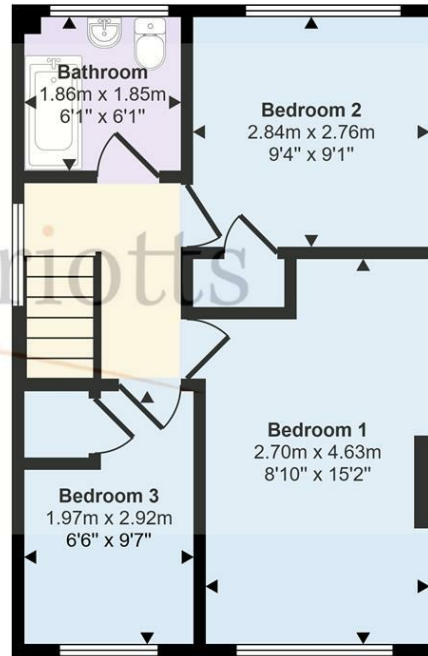


Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access

Approx Gross Internal Area
72 sq m / 773 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

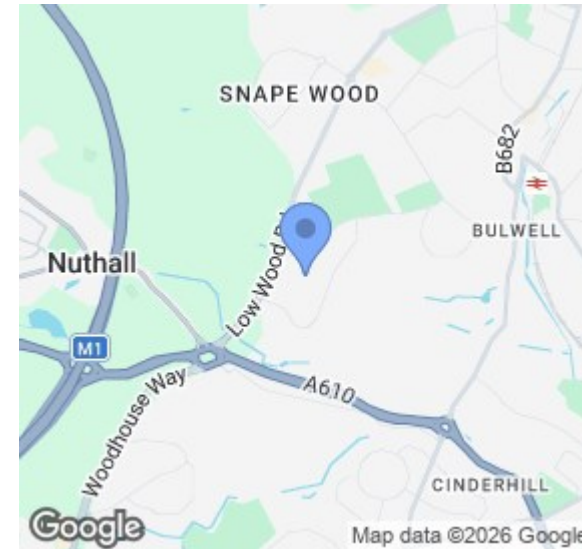


First Floor
Approx 36 sq m / 389 sq ft

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		
(69-80) C		
(55-68) D		
(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.
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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.
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).