



201 Charlbury Road, NG8 1NF

£240,000

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Marriotts





# 201 Charlbury Road , NG8 1NF

- Semi detached houses
- Lounge & dining room
- Downstairs toilet
- Three bedrooms
- kitchen + integrated oven & hob
- NO UPWARD CHAIN

A three bedroom semi-detached house situated just off the ring road on the edge of Wollaton, with easy access to local shopping facilities, Wollaton Hall & Gardens, QMC and Ilkeston Road takes you straight into the city centre! Lounge and dining room, downstairs toilet, modern kitchen with appliances and off-street parking. For sale with NO UPWARD CHAIN!!

£240,000



## Entrance Hall

With UPVC double front entrance door, radiator, doors through to the lounge and kitchen and lower landing with access to the downstairs toilet.

## Downstairs Toilet

Consisting of a dual flush toilet with an inset wash basin, tile effect vinyl flooring, cupboard housing the gas meter and UPVC double-glazed side window.

## Lounge

UPVC double glazed front window, radiator and opening through to the dining room.

## Dining Room

With wood effect laminate flooring, radiator and UPVC double-glazed window and door to the rear garden.





## Kitchen

A range of units with doors in white, with polished granite style worktops and inset stainless steel sink unit and drainer. Integrated four ring ceramic halogen hob and brushed steel electric oven with matching extractor canopy. Tiled splashbacks, plumbing for a washing machine, radiator, under-stair pantry cupboard with shelf and UPVC double glazed rear window and side door.

## First Floor Landing

With loft access and UPVC double glazed side window. Large walk-in store cupboard with Vaillant combination gas boiler.

## Bedroom 1

UPVC double glazed front window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed front window and radiator.

## Bathroom

The bathroom is fitted with wash hand basin, bath with electric shower over and glass screen. Radiator, vinyl flooring and UPVC window to the rear.

## Outside

To the front of the property there is a lawned walled garden with gated access leading to the side of the property, where there is a covered storm porch accessed from the kitchen with integral store room. To the rear is a concrete garage base and lawned rear garden with a mixture of hedging and fencing to the 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: low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: landing 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: stepped front  
and side access












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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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