



292 The Wells Road, NG3 3AA

£150,000



Marriotts



# 292 The Wells Road , NG3 3AA

- Mid town house
- Two bedrooms
- Low maintenance rear garden
- Car park with allocated space
- Lounge & kitchen diner
- NO UPWARD CHAIN

A two-bedroomed modern mid-townhouse set back from the main road with residents' car park and an allocated parking space. The property is offered for sale with NO UPWARD CHAIN!

£150,000



## Overview

Accommodation consists of an entrance hall, lounge with gas fire and rear dining kitchen with integrated oven and hob. Upstairs there are two bedrooms and a bathroom with shower boarded walls and white suite with an electric shower. Lawned front garden and a tiered low maintenance rear garden with rear gated access. The property also has UPVC double glazing and electric heating.

## Entrance Hall

With UPVC double-glazed front door, electric storage heater, stairs to the first-floor landing and door through to the lounge.

## Lounge

Marble fireplace and hearth with coal effect gas fire and stone style surround. Wood style laminate flooring, UPVC double glazed front window and door through to the kitchen diner.



### **Kitchen Diner**

A range of wall and base units with granite style worktops and inset stainless steel sink unit and drainer. Appliances consist of Bosch integrated electric oven, Neff black glass four ring gas hob and filter hood. Plumbing for washing machine, wall-mounted gas boiler serving the hot water, wood-style flooring, electric storage heater, UPVC double glazed window and door leading out to the patio.

### **First Floor Landing**

Loft access and doors to bedrooms and bathroom.

### **Bedroom 1**

Built-in double wardrobes on either side of the bed space with overhead storage. Separate built-in double wardrobe and over-stair wardrobe, electric panel heater and UPVC double-glazed front window.

### **Bedroom 2**

Electric panel heater and UPVC double glazed rear window.

### **Bathroom**

The walls are fully shower-boarded with mosaic-style floor covering and suite in white, consisting of bath with glass screen and electric shower, dual flush toilet and washbasin with vanity base cupboard. Ceiling downlights, chrome electric ladder towel rail and UPVC double-glazed rear window.

### **Outside**

In front of the property is the resident's car park with allocated space and a lawned front garden. To the rear is a full-width paved patio with an outside tap, halogen security light and steps leading up to a tiered and rockier garden and lawn, leading to a further paved seating area with a garden shed. The garden is enclosed with a majority concrete post and fence-panelled perimeter with rear gated access onto a pedestrian footpath.

### **Useful Information**







TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A

**OTHER INFORMATION:**

The property is situated within the Nottingham City boundary and will most likely require a Selective License for the purpose of letting it.

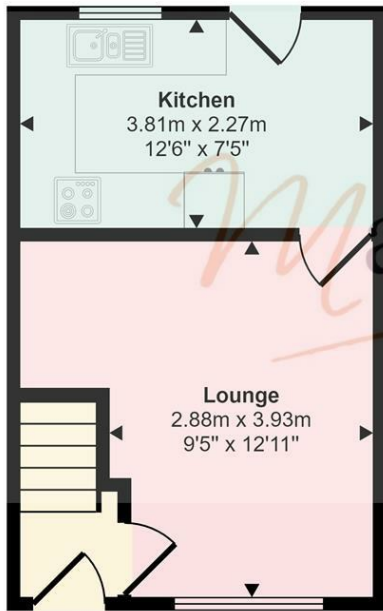
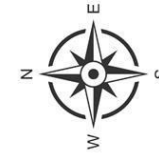
Please note that a Selective License is non-transferable, therefore if one is already in place any new landlord of the property would need to apply for a new license.

You can find more information about the scheme and associated costs on the Nottingham City Council website by searching for Selective Licensing.

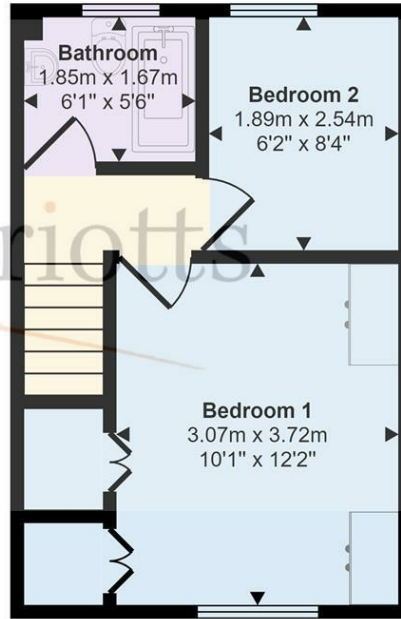




Approx Gross Internal Area  
50 sq m / 538 sq ft



Ground Floor  
Approx 24 sq m / 261 sq ft

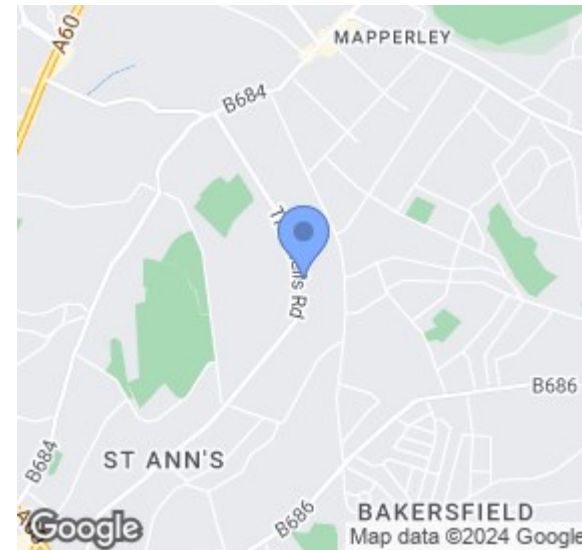


First Floor  
Approx 26 sq m / 277 sq ft

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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.**Marriotts**.net

