



14 Seaton Crescent, Aspley, NG8 5SJ

£100,000



Marriotts



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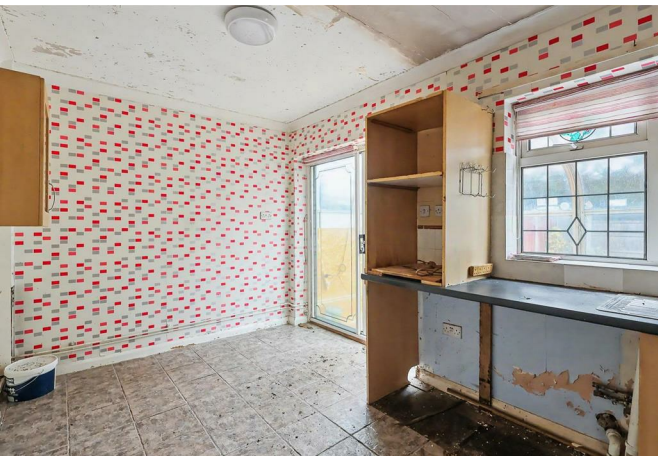
- Excellent refurbishment opportunity
- In need of modernisation throughout
- Close to local amenities, schools and public transport
- Two-bedroom mid-terraced house
- Spacious lounge, kitchen diner and wet room
- Scope for improvement and personalisation

An excellent opportunity to acquire a two-bedroom mid-terraced property offering fantastic potential for refurbishment and improvement.

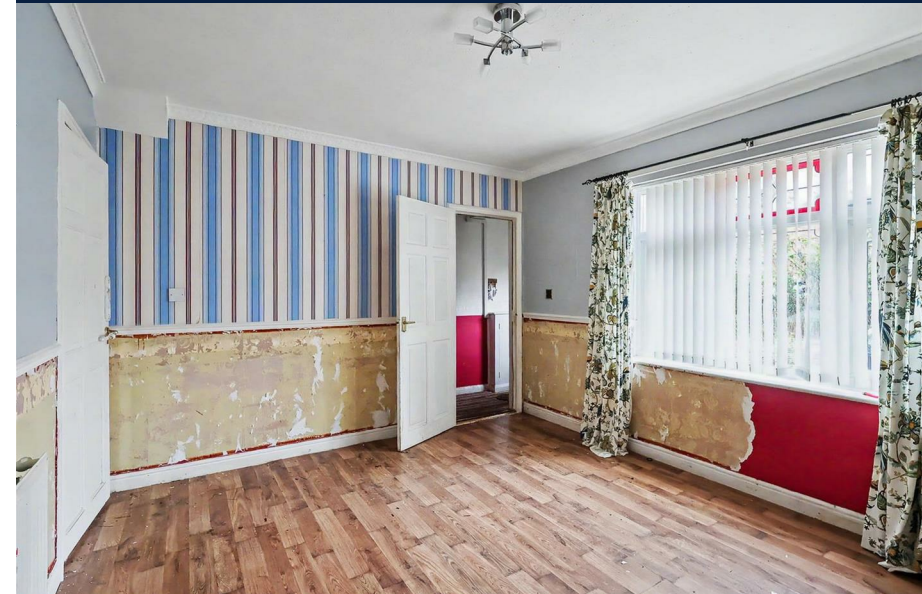
The accommodation comprises a lounge, kitchen diner, two bedrooms and a wet room, with gardens to both the front and rear.

Requiring modernisation throughout, the property provides an ideal blank canvas for buyers looking to create a home to their own taste and specification. With plenty of scope to add value, it would make an excellent choice for first-time buyers, investors or those looking for a renovation project.

Conveniently positioned close to a range of local amenities, schools and transport links, this property combines a well-connected location with exciting potential.



£100,000



Entrance

UPVC door into entrance hall, which has carpet and a low cupboard housing the RCD board.

Lounge

Front UPVC double glazed window, laminate floor, wall mounted thermostat control and radiator.

Kitchen diner

Wall and base kitchen units with worktop, space for appliances and stainless steel sink. Tiled floor radiator, large understairs cupboard, two UPVC rear windows and UPVC patio door into the metal framed and glass panel lean-to.

Landing

Carpet and loft access

Bedroom 1

Carpet, radiator, front UPVC window and storage cupboard.

Bedroom 2

Radiator, rear UPVC window and cupboard housing the central heating boiler.

Wet room

Fully tiled walls and anti-slip flooring, toilet, wash hand basin, electric shower and extractor fan, rear UPVC window and radiator.

Outside

Gated front garden and enclosed rear garden.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Bedroom 2

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:

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. 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.**

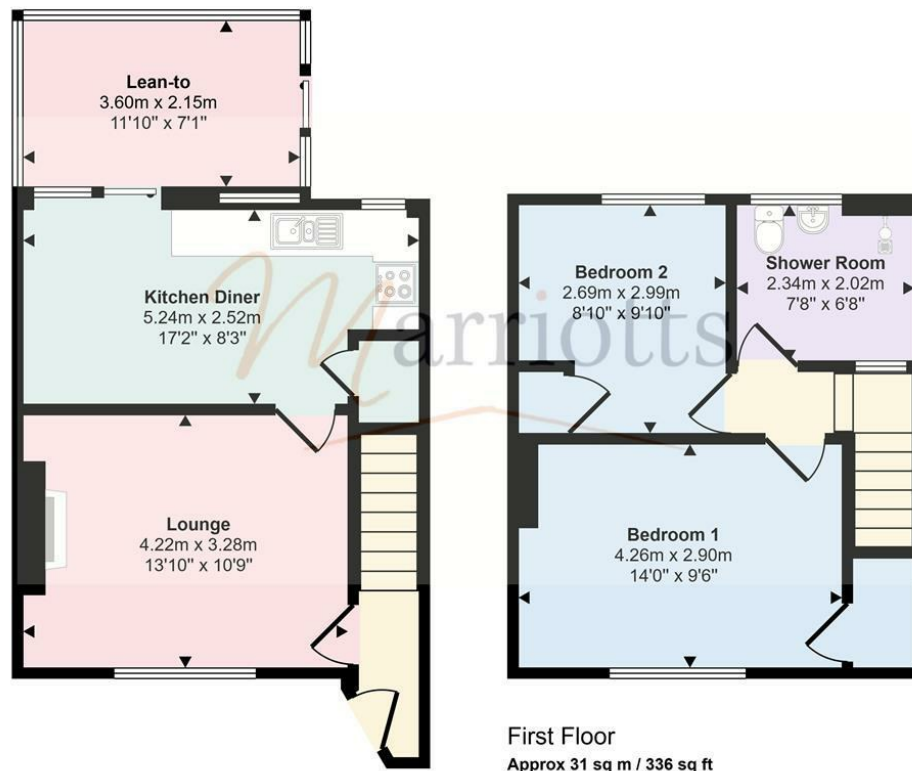








Approx Gross Internal Area
72 sq m / 770 sq ft

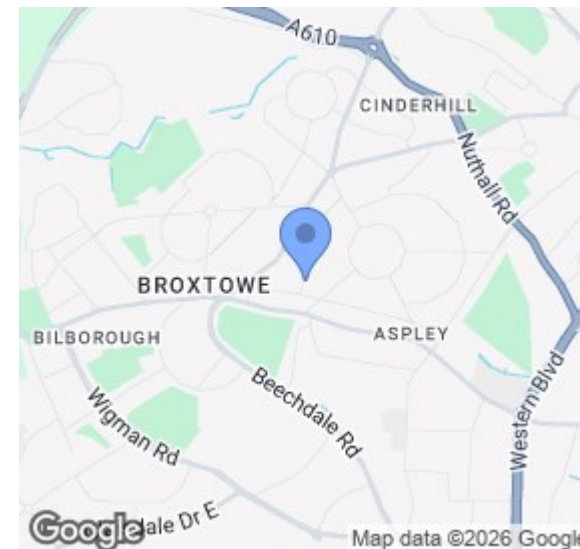


Ground Floor
Approx 40 sq m / 434 sq ft

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		85
(69-80) C	70	
(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.
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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