

5 Chesterfield Court, Gedling, NG4 4GR

£100,000

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Marriotts



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Gedling, NG4 4GR

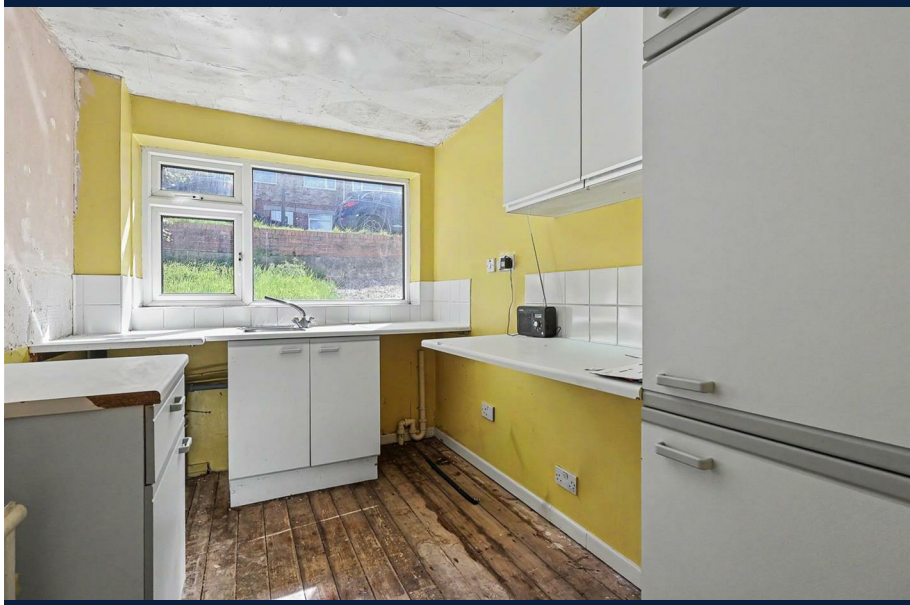
- Ground floor maisonette
- Lounge diner & kitchen
- Combination boiler
- Two bedrooms
- Bathroom
- Integral garage

GREAT FTB/INVESTMENT OPPORTUNITY!! A two-bedroom upper ground floor maisonette, with a spacious lounge diner, kitchen, bathroom and two bedrooms with a large integral garage beneath, accessed from the residents' rear service road. For sale with NO UPWARD CHAIN!





£100,000



Entrance Hall

With UPVC side entrance door and doors to bedroom two, lounge diner and bathroom.

Lounge Diner

Two radiators, UPVC double-glazed rear window, built-in shelved cupboard and doors to both the main bedroom and the kitchen.

Kitchen

Several wall and base units with white worktops and inset stainless steel sink unit and drainer with tiled splashbacks. Plumbing for a washing machine, radiator, under counter gas and water meters and UPVC double-glazed front window.

Bedroom 1

UPVC double-glazed front window, radiator, built-in shelved cupboard and a separate cupboard housing the electric meter and RCD board.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

Consisting of an enamelled bath, pedestal wash basin and toilet. Cupboard housing the Glowworm gas boiler, heated towel rail and UPVC double glazed side window.

Outside

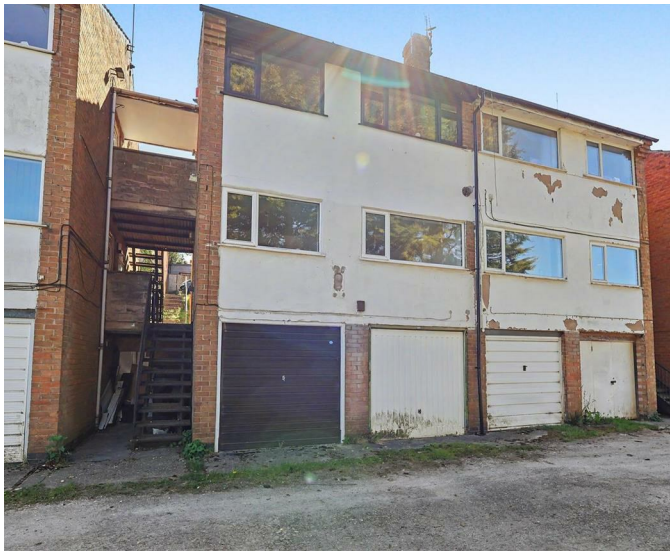
From the front, steps lead down to shared pedestrian access to the side entrance door, with steps then leading down to the rear service road with residents parking and access to the integral garage.

Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 999 years From: 19 January 1967
GROUND RENT: £5 - to be reviewed on: .....
SERVICE CHARGE: £ - to be reviewed on: .....
COUNCIL TAX: Gedling & Nottinghamshire
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: n/k
LOCATION OF BOILER: bathroom
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: yes
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 access - stair access to rear

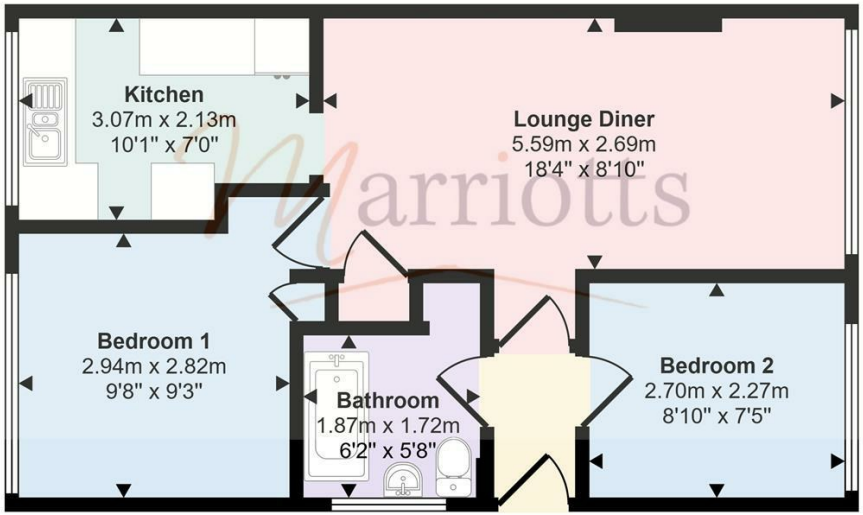






The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.
Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.

Approx Gross Internal Area
45 sq m / 485 sq ft



Floorplan

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.





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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