

Marvyn Close, Bulwell, Nottingham, NG6 9FJ



Offers Over £240,000 Freehold



New to the market and offered for sale with **NO UPWARD CHAIN**, Belvoir are delighted to present this four bedroom property complete with two large double bedrooms with en-suites, an integral garage and driveway, and an enclosed rear garden. Situated close to Nottingham City Centre, and within a short distance public shops and local amenities this property will make the ideal family home.

The property comprises of:

Ground Floor

Hall

Includes composite door to the front elevation, radiator, door to bedroom four, understairs storage cupboard, and stairs to first floor landing.

Bedroom Four



Includes radiator, double glazed window to rear elevation, door to ensuite and double glazed French doors to rear elevation in to rear garden.

Ensuite



Includes includes shower cubicle, pedestal sink with stainless steel taps, W. C, extractor, and radiator.

First Floor

First Floor Landing

Includes radiator and doors to living room, kitchen/diner and cloakroom, with stairs to second floor landing.

Kitchen/Diner



Includes radiator, a range of wall and base units, rolltop worktops, integrated double oven, four ring gas hob, and overhead extractor, stainless steel sink with stainless steel mixer tap, double glazed window to rear elevation, and double glazed French doors to rear elevation to Juliet balcony.

Living Room



Includes two radiators, and two double glazed windows to front elevation.

Cloakroom



Includes radiator, W.C, and pedestal sink with stainless steel taps.

Second Floor

Second Floor Landing

Includes radiator, doors to bedroom one, bathroom, bedroom two, and bedroom three with loft access.

Bedroom One



Includes spotlights, radiator, two double glazed windows to front elevation, and door to ensuite.

Ensuite



Includes shower cubicle, pedestal sink with stainless steel taps, W. C, spotlights, extractor fan, and radiator.

Bathroom



Includes bath with stainless steel taps, shower over, pedestal sink with stainless steel taps, W. C, spotlights, extractor, and radiator.

Bedroom Two



Includes radiator and double glazed window to rear elevation.

Bedroom Three



Includes radiator and double glazed window to rear elevation.

External



To the front of the property is a driveway with access to the integral garage via up and over door from the front of the of the property. A small pathway leads to the front door.

To the rear of the property is privacy fencing surrounding a rear garden with laid to lawn and a decking area.

Other Information

The property has a freehold tenure with a council tax band C and EPC rating C.

Viewings are strictly via Belvoir so please call today and arrange a viewing to avoid disappointment.

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

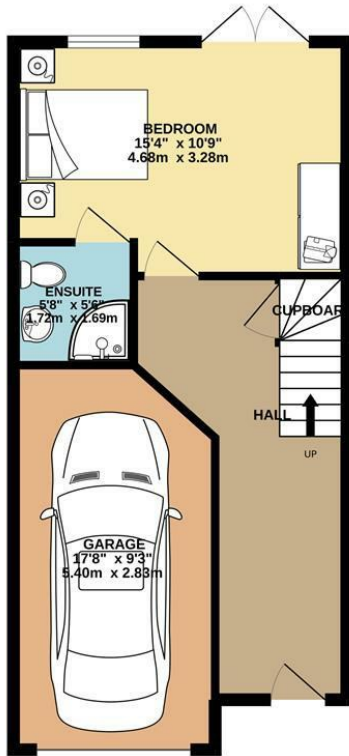
2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty

whatsoever in relation to the property.

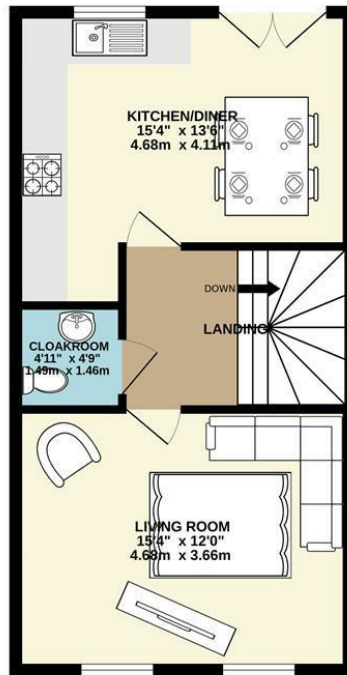
PURCHASE PROCEDURE All negotiations are conducted through Belvoir. Please contact our Sales Office if you wish to purchase this property before applying for a mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing

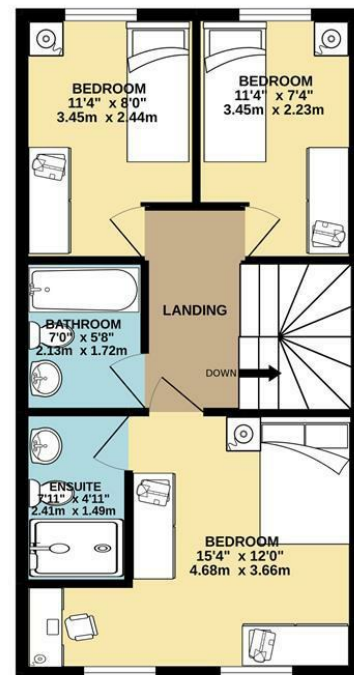
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.

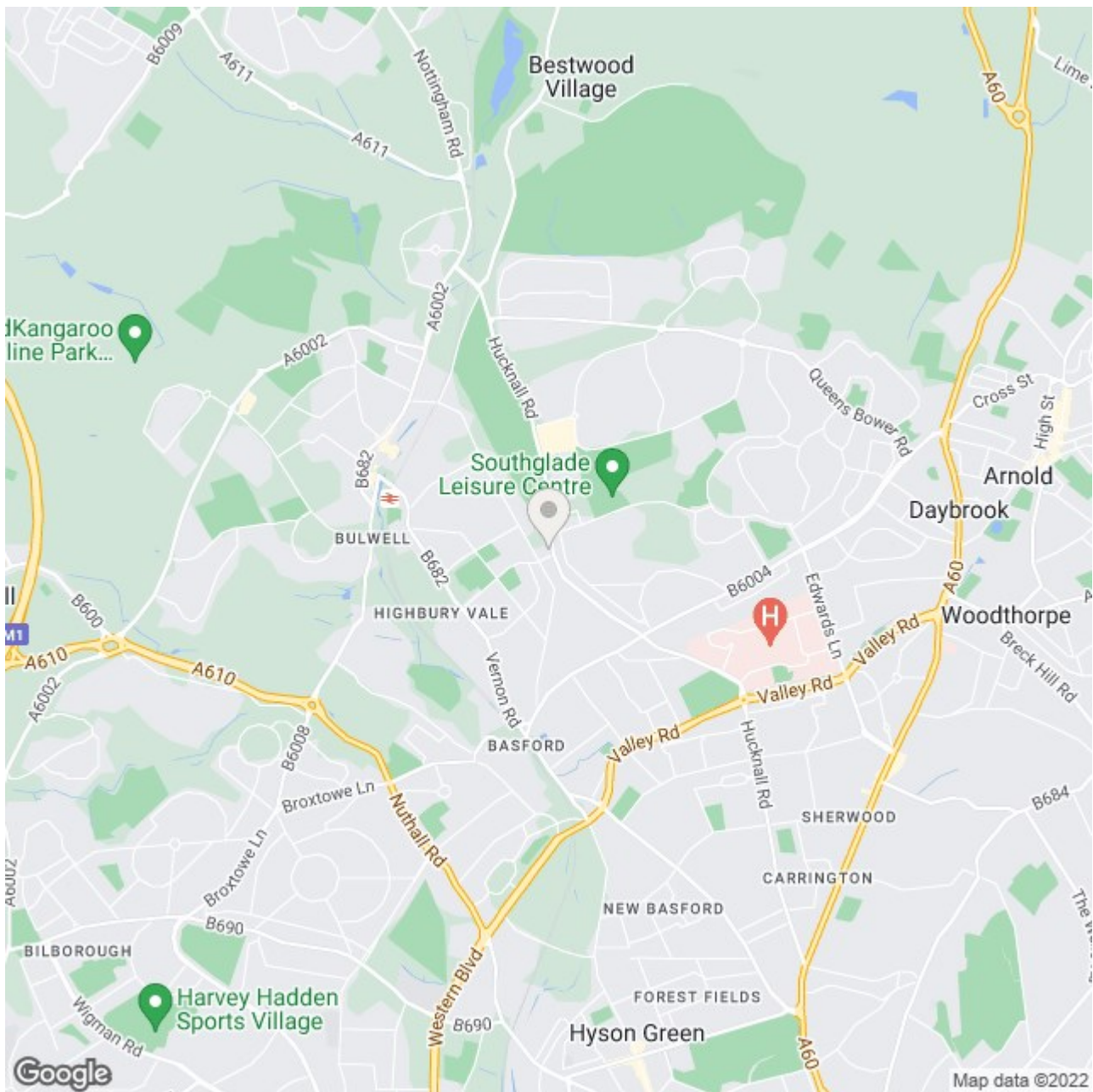


2ND FLOOR
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

Current	Potential
76	86

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC