



10 Cranston Avenue, Nottingham, NG5 8DP

£260,000



Marriotts



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LANDLORD INVESTORS ONLY Currently let and available as an investment opportunity with the tenant in-situ. A SUBSTANTIAL EXTENDED semi-detached dormer bungalow, close to Arnold town centre. The property has a minimum of FIVE BEDROOMS & THREE RECEPTION ROOMS, with downstairs wet-room and first floor bathroom, entrance hallway and large dining kitchen. Front and good sized rear garden and parking for two cars.

Tenure
Freehold

Viewing arrangements
Please contact us and we will be happy to arrange an appointment for you

Room summary & measurements

Entrance Hall

Lounge 13'11" x 13'1" (4.25m x 4m)

Dining Room 11'7" x 11'3" (3.55m x 3.45m)

Study 10'7" x 10'5" (3.25m x 3.2m)

Dining Kitchen 17'2" x 10'9" (5.25m x 3.3m)

Bedroom 1 13'7" m x 9'10" m (4.15 m x 3 m)

Wet Room

First Floor Landing

Bedroom 3

13'9" max x 13'9" max (4.2m max x 4.2m max)

Bedroom 2 13'9" x 7'8" (4.2m x 2.35m)

Bedroom 4 11'9" x 8'10" (3.6m x 2.7m)

Bedroom 5 9'10" x 7'6" (3m x 2.3m)

Bathroom

Outside

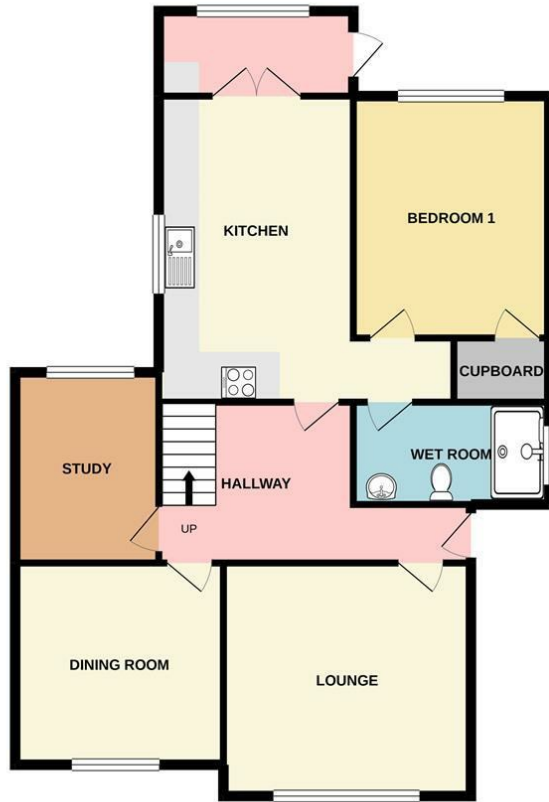
Tenure - Freehold

Important Notice

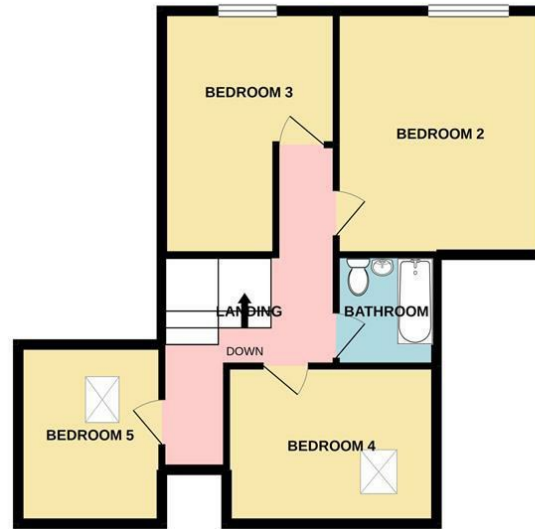


Floorplan

GROUND FLOOR



1ST FLOOR



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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IMPORTANT NOTICE

1. These particulars, including the text, photographs and floorplans, whilst believed to be accurate are for general guidance only and do not constitute any part of an offer or contract. Any measurements or distances 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 two forms of identification i.e. Passport or photo card driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from.

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		
	65	82
England & Wales		EU Directive 2002/91/EC



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