



**Madryn Walk  
Top Valley, Nottingham NG5 9HD**

**Asking Price £165,000 Freehold**

THREE BEDROOM MID-TERRACE FAMILY  
PROPERTY, SELLING WITH NO UPWARD  
CHAIN





Three Bedroom Mid-Terrace Home in a Popular Location – Offered with No Upward Chain

Situated within a well-established residential area just off Beckhampton Road, this well-presented three bedroom mid-terrace property offers excellent access to local amenities, schools, and public transport links. The property is perfectly placed for families and commuters alike, with easy connections into Arnold town centre and Nottingham city centre.

The accommodation includes a welcoming entrance hall, a spacious living room ideal for family life, and a refitted kitchen featuring modern units, ample storage, and space for dining. To the first floor are three bedrooms and a refitted bathroom fitted with a contemporary suite.

The home benefits from double glazing and modern gas central heating throughout, ensuring comfort and efficiency all year round.

Outside, there are gardens to both the front and rear, offering outdoor space for relaxation or gardening, together with residents' parking available nearby.

Located close to local shops, schools, and transport links — including bus routes into Nottingham city centre and nearby access to the ring road — this is a property that combines convenience, comfort, and value.

Offered to the market with no upward chain. Viewing is highly recommended.





### Entrance Hallway

6' x 16'11 approx (1.83m x 5.16m approx)

UPVC double glazed leaded door to the front elevation with double glazed window to the side, wall mounted radiator, ceiling light point, coving to the ceiling, under the stairs storage space, staircase leading to the first floor landing, internal glazed door leading to the living room.

### Living Room

11'6 x 17'06 approx (3.51m x 5.33m approx)

UPVC double glazed window to the front elevation overlooking the front garden, coving to the ceiling, wall mounted radiator, feature fireplace incorporating wooden surround with tiled hearth and back panel incorporating an electric fire, internal glazed doors leading to the inner entrance hallway and dining kitchen.

### Dining Kitchen

9'9 x 17'06 approx (2.97m x 5.33m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, ceramic sink with mixer tap over, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, laminate floor covering, sliding UPVC double glazed patio doors leading to the low maintenance rear garden, wall mounted radiator, ceiling light point, UPVC double glazed window to the rear elevation, space and plumbing for an automatic washing machine, gas central heating combination boiler housed within a matching cabinet (fitted approx 12months ago)

### First Floor Landing

Loft access hatch, storage cupboard over the stairs, additional storage cupboard, panelled doors leading off to:

### Refitted Shower Room

5'8 x 7'7 approx (1.73m x 2.31m approx )

Three piece suite comprising shower enclosure with rainwater shower head above, wall hung vanity wash hand basin, wall hung WC, chrome heated towel rail, tiled splashbacks, UPVC double glazed window to the rear elevation, tiling to the floor, ceiling light point, chrome heated towel rail.

### Bedroom One

13'10 x 11'9 approx (4.22m x 3.58m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Bedroom Two

11'08 x 12'09 approx (3.56m x 3.89m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Bedroom Three

8'08 x 7'06 approx (2.64m x 2.29m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Outside

#### Front of Property

To the front of the property there is a gated pathway providing access to the front entrance door, garden laid to lawn, fencing to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with fencing to the boundaries, spacious paved patio area and space for garden store.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

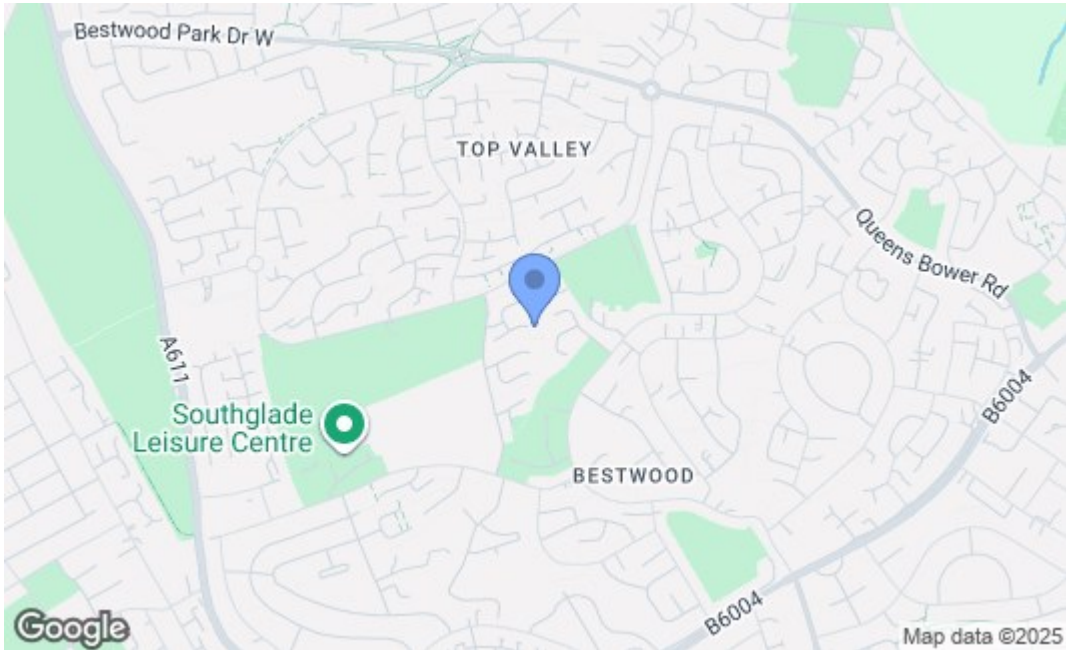
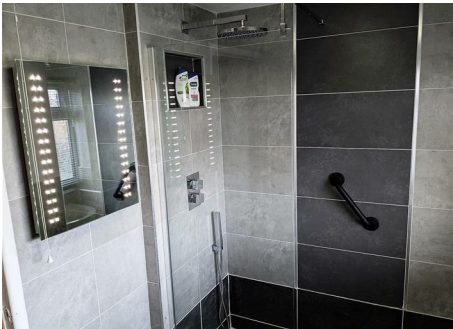
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.