

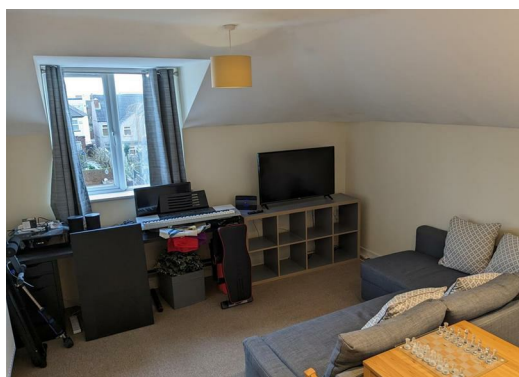


**70a Milton Street, Nottingham, NG17 7JB**

**£725**



Superbly presented two bedroom first floor flat with private parking to the rear. The property benefits from being close to local transport links, local amenities and modern throughout.



### Entrance hallway

With built in storage cupboard housing boiler.

### Open Plan kitchen & living area

16'6" x 12'3" (5.05 x 3.75 )

Spacious living room with neutral walls and flooring. The room benefits from being open plan kitchen/living area. Modern fully fitted kitchen with built in electric oven and gas hob. Extractor hood with stainless steel splash-back. Rolled edge worktops with matching upstand. White goods not included. Ceramic floor tiles to kitchen area and velux window.

### Master bedroom

11'7" x 9'1" ( 3.54 x 2.77)

Decorated neutrally thorough out.

### Bedroom 2

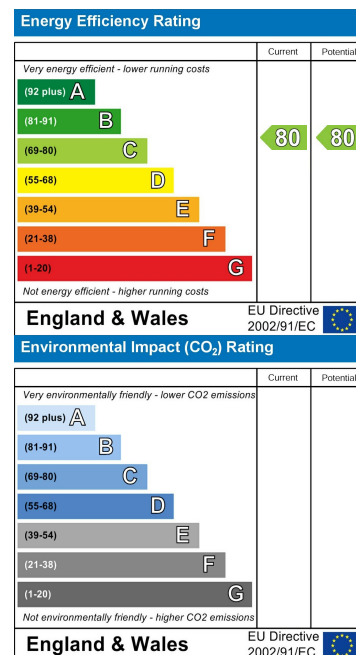
7'4" x 7'1" (2.24 x 2.16)

Ideal for use as a study/office

### Bathroom

8'2" x 8'6" x 6'1" (2.5 x 2.6 x 1.87)

Well proportioned bathroom. Bath with mains shower over, built in vanity unit with wash hand basin, and w.c. Neutrally decorated with cream tiles to floor and walls. Vertical blind to window.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.