



Grimston Road, Bobbersmill, Nottinghamshire NG7 5QW

Guide Price £90,000

GUIDE PRICE £90,000 - £100,000

CALLING ALL INVESTORS AND FIRST TIME BUYERS!

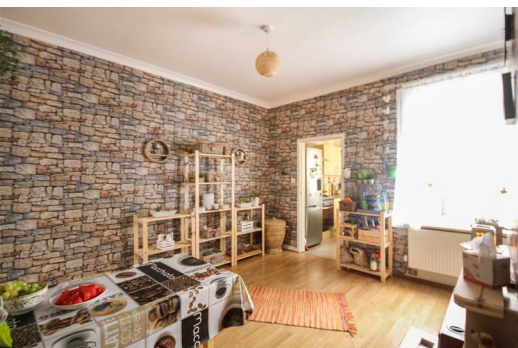
This beautiful Victorian terraced house is situated on a popular road a short walk away from Hyson Green's vibrant shopping area.

The house is well presented throughout and decorated to a high standard.

There are two good sized reception rooms and a modern kitchen to the ground floor. Upstairs there are two double bedrooms, WC and a modern bathroom.

Outside there is a low maintenance garden.

NO CHAIN!



Lounge

12'4" x 11'9" (3.78 x 3.60)

The lounge has a wooden door, a window, laminated flooring and a feature fireplace

Dining Room

15'4" x 12'4" (4.69 x 3.78)

The dining room has a window, a radiator and laminated flooring

Kitchen

10'3" x 6'6" (3.14 x 1.99)

The kitchen has a range of base and wall units with a rolled edge work surface, a stainless steel sink with drainer, an integrated oven, gas hob, extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a window and a door leading to the rear

Landing

The landing provides access to the first floor accommodation

Master Bedroom

12'4" x 11'9" (3.78 x 3.59)

The main bedroom has a window and a radiator

Bedroom Two

The second bedroom has a window, built in storage and a radiator

Bathroom

12'2" x 9'5" (3.73 x 2.88)

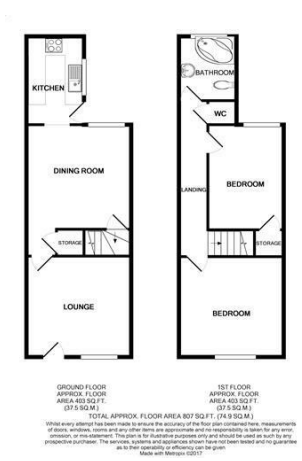
the bathroom has a corner bath with hand held shower over, a hand basin with vanity storage, low level flush WC, tiled walls and a window

WC

The separate WC has a low level flush WC, tiled walls and a hand basin

Outside

To the rear of the property there is a yard area with artificial grass and a brick built out-building which has a WC



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	