

HoldenCopley

PREPARE TO BE MOVED

Lapins Close, Aspley, Nottinghamshire NG8 3PS

Guide Price £140,000

GUIDE PRICE: £140,000 - £150,000

PERFECT FIRST TIME BUY

This two bedroom end terraced house would make the perfect purchase for any first time buyer as it is exceptionally well presented throughout. The property is situated in a popular location within close proximity to local amenities and excellent transport links into the City Centre.

To the ground floor there is an entrance hall, a WC, a modern kitchen and a lounge.

The first floor carries two double bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is a driveway providing ample off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED



- End Terraced House
- Two Double Bedrooms
- Lounge
- Modern Kitchen
- Three Piece Bathroom Suite
- Downstairs WC
- Private Enclosed Garden
- Driveway
- Leasehold
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, a radiator and provides access into the accommodation

WC
The WC has a low level flush WC, a hand wash basin, part tiled walls, wood effect flooring, a radiator and a double glazed window

Kitchen
5'3" x 10'5" (1.61 x 3.20)
The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated oven, a gas hob with an extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, wood effect flooring and a double glazed window

Living Room
12'0" x 14'0" (3.67 x 4.28)
The living room has a TV point, an under stairs storage cupboard, wood effect flooring, two radiators and patio doors leading to the rear garden

FIRST FLOOR

Landing

The landing has a loft hatch and provides access to the first floor accommodation

Master Bedroom
12'3" x 8'10" (3.75 x 2.70)
The main bedroom has a radiator and a double glazed window

Bedroom Two
12'3" x 8'6" (3.75 x 2.60)
The second bedroom has a storage cupboard, a radiator and two double glazed windows

Bathroom
6'0" x 6'2" (1.85 x 1.90)
The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower, a shower screen, part tiled walls, LED spotlights on the ceiling, wood effect flooring, a radiator and a double glazed window

OUTSIDE


Front


To the front of the property is a lawn, a range of plants and shrubs and a driveway providing ample off road parking

Rear
To the rear of the property is a private enclosed garden with a lawn, a patio, decking, gravel and a range of plants and shrubs

DISCLAIMER
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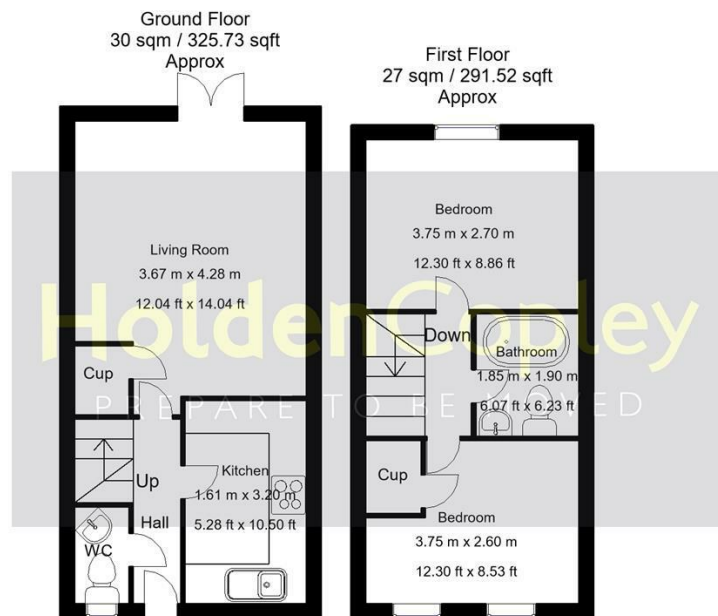
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	86	100
(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	



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