

## **Paddock Close** **Nottingham** **NG6 8RB**



Nestled in the charming Paddock Close area of Bulwell, Nottingham, this delightful two-bedroom mid-terraced house offers a perfect blend of comfort and convenience. Spanning approximately 62 square meters, the property is ideal for first-time buyers or those seeking a cosy home.

Upon entering, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertaining. The large windows allow natural light to flood the space, enhancing its warmth and charm. The well-appointed kitchen features integrated appliances, including an electric oven, hob, and dishwasher, making meal preparation a breeze.

Upstairs there are two comfortable bedrooms (a double and a single) and the family bathroom which has a white suite and an electric shower over the bath.

Externally, the house benefits from a driveway at the front, offering off-road parking for two cars and an electric car charging point. Additionally there is a small section of land to the rear of the property that offers a further two parking spaces. The garden is enhanced with decking, perfect for enjoying sunny days, and includes a large shed for outdoor storage.

Equipped with electric storage heaters and double glazing, this 1990-built property provides warmth and energy efficiency. A wonderful opportunity in a friendly neighbourhood.

### **Disclaimer:**

The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and so cannot verify that they are in working order, fit for their purpose, or comply with current safety regulations. A buyer is advised to obtain verification from their solicitor or surveyor.

**£159,000**

