

Lechlade Road  
, Nottingham NG5 5JQ

**£160,000 Freehold**





### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, door to lounge.

### Lounge

13'11" x 13'2" approx (4.250 x 4.017 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, gas fire with surround, storage space to either side of the chimney breast, door leading through to kitchen.

### Kitchen

9'6" x 12'4" approx (2.920 x 3.782 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated oven with four ring gas hob, UPVC double glazed window to the rear elevation, tiled splashbacks, space and plumbing for a washing machine, laminate floor covering.

### Utility Room

10'0" x 5'2" approx (3.064 x 1.593 approx)

UPVC door leading to the rear garden.

### First Floor Landing

Carpeted flooring, wall mounted radiator, loft access hatch, doors leading off to:

### Separate WC

4'8" x 3'0" approx (1.441 x 0.919 approx)

Laminate floor covering, WC, UPVC double glazed window to the rear elevation.

### Bathroom

4'11" x 5'9" approx (1.501 x 1.757 approx)

Laminate floor covering, wash hand basin, UPVC double glazed window to the rear elevation, tiled splashbacks, panelled bath.

### Bedroom Two

Carpeted flooring, UPVC double glazed window.

### Bedroom One

12'10" x 9'11" approx (3.923 x 3.035 approx)

Carpeted flooring, UPVC double glazed window.

### Bedroom Three

7'8" x 9'9" approx (2.34 x 2.987 approx)

Carpeted flooring, UPVC double glazed window.

### Outside

#### Front of Property

To the front of the property there is a front garden with steps leading down to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with garden laid to lawn, hedging to the boundaries, additional patio area, pathway leading to secure gate.

### 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 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

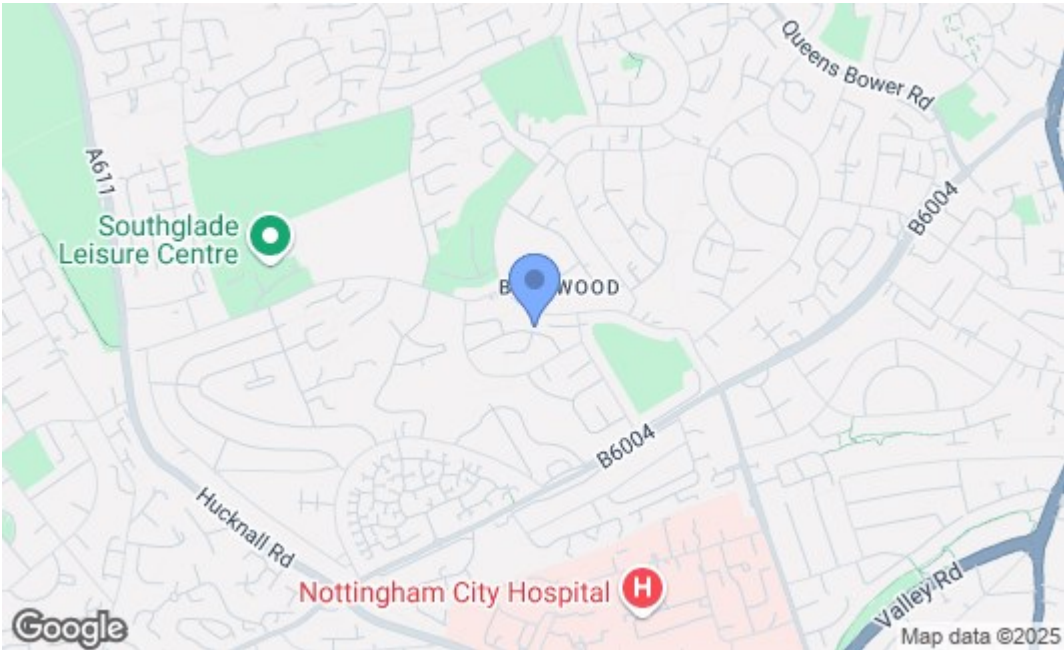
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <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.