



Spean Court,
Wollaton Road, Nottingham
NG8 1GL

£240,000 Freehold



A spacious two-bedroom, mid-terrace property with the benefit of no upward chain.

Situated opposite Wollaton Hall and Deer Park and within close proximity to Martins Pond, you are surrounded by scenic local walks and greenery. Also on your doorstep there is a range of local amenities including public houses, shops, schools, healthcare facilities and excellent transport links for journeys in and around the city.

This well-presented property is considered an ideal opportunity for a large variety of potential purchasers including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, lounge and dining room, kitchen and guest cloakroom to the ground floor. Then rising to the first floor are two double bedrooms, and family bathroom. The generous main bedroom also provides a fantastic opportunity to be converted into two bedrooms, turning the house into a three bed.

Outside to the front of the property there is low maintenance garden and to the rear there is a well maintained private and enclosed garden. The property also benefits from an allocated garage.

Having been well maintained by the current homeowners and offering ready to move into accommodation this delightful property is offered to the market with the advantage of a recently fitted combination boiler, UPVC double glazing throughout and is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring, radiator and oak doors leading to the guest cloakroom, breakfast kitchen, dining room and lounge.

Lounge

11'4" x 14'7" (3.47 x 4.45)

A carpeted reception room with radiator, feature electric flame effect fireplace and two UPVC double glazed windows to the front aspect.

Dining Room

9'6" x 12'9" (2.90 x 3.91)

A carpeted reception room with radiator and two UPVC double glazed windows to the rear aspect.

Breakfast Kitchen

8'2" x 20'4" (2.49 x 6.22)

Fitted with a range of wall, base and drawer units, rolled edge work surfaces, stainless steel sink and drainer unit with mixer tap, integrated double electric oven with inset gas hob above and extractor fan over, integrated dishwasher, space and plumbing for washing machine, further appliance space, complementary tiling to the floors. radiator, useful under stair storage cupboard and UPVC double glazed French doors leading to the rear garden patio.

Guest Cloakroom

Fitted with a low level WC, slim line wash hand basin inset to vanity unit, complementary tiling to walls and floor and obscure UPVC double glazed window to the front aspect.

First Floor Landing

Stairs rising from the ground floor, carpet flooring and oak doors leading into the bathroom and two bedrooms.

Bedroom One

18'1" x 13'1" (5.53 x 4.00)

A generous carpeted bedroom with two radiators, fitted wardrobes with sliding mirrored doors and three UPVC double glazed windows to front aspect.

Bedroom Two

11'10" x 11'2" (3.61 x 3.42)

A carpeted double bedroom with radiator, fitted wardrobes, useful loft access and two UPVC double glazed windows to the rear aspect.

Bathroom

Incorporating a four piece suite comprising; panelled bath, corner shower cubicle with mains powered shower, wash hand basin inset to vanity unit, low level WC, complementary tiling to walls, wall mounted heated towel rail, extractor fan, contemporary radiator and obscure UPVC double glazed window to the rear aspect.

Outside

To the front of the property there is a low maintenance garden with a footpath leading to the entrance door, and to the rear of the property there is well maintained private and enclosed garden which features a paved patio seating area, artificial lawn, mature shrubs and planting, a further gravelled seating area to the rear, fence boundaries and gated rear access to the allocated garage.

Garage

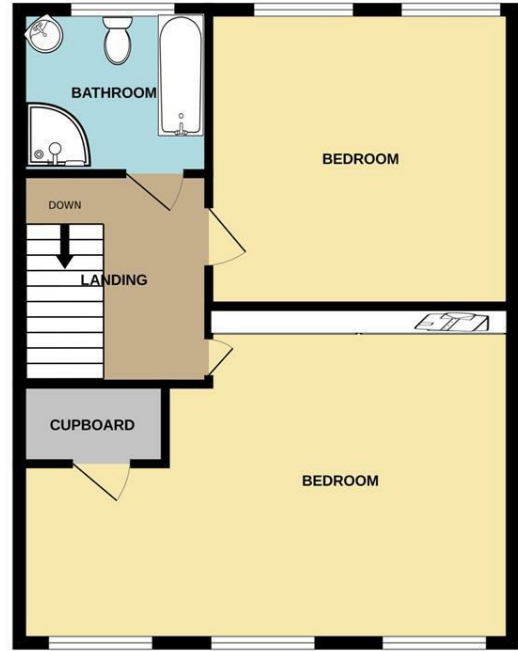
Allocated garage with an electric door and lighting.



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 76 | |
| (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 | | | |
| (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 | |

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.