Robert Ellis

*look no further...*

Crofton Road,
Attenborough, Nottingham
NG9 5HT

**£260,000 Freehold**

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A traditionally styled and constructed, three-bedroom, semi detached house, offering great potential.

Occupying a sought-after and established residential location, conveniently situated for easy access to the award winning Attenborough Nature Reserve and train station, as well as a range of local shops and other facilities.

In brief the internal accommodation comprises; entrance porch, entrance hallway, WC, sitting room, dining room and kitchen to the ground, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a walled front with garden, drive to the side with detached brick and tiled garage beyond, and to the rear, there is a generous and private garden with decking and lawn.

Available to the market with chain free possession, and offering excellent development potential, subject to the necessary consents, this property will appeal to a variety of potential purchaser.

Entrance Porch
UPVC double glazed double entrance doors with flanking windows, and second wooden door leads to the entrance hallway.

Entrance Hallway
Stairs leading to the first floor landing, laminate flooring and radiator.

WC
Fitted with a low level WC, corner wall mounted wash hand basin, double glazed window and extractor fan.

Kitchen
8'11" x 9'2" (2.74m x 2.8m )
Fitted wall, base and drawer units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with extractor above and electric oven below, plumbing for a washing machine, UPVC double glazed door the exterior, and double glazed window.

Dining Room
12'4" x 12'0" (3.78m x 3.66m )
Double glazed window and radiator.

Sitting Room
11'11" x 12'0" (3.64m x 3.66m )
UPVC double glazed bay window and radiator.

First Floor Landing
Stairs rising from the ground floor and double glazed window.

Bedroom One
12'0" x 10'11" (3.66m x 3.34m )
UPVC double glazed window and radiator.

Bedroom Two
12'4" x 12'0" (3.78m x 3.66m )
UPVC double glazed window and radiator.

Bedroom Three
6'11" x 6'4" (2.13m x 1.95m )
UPVC double glazed window and radiator.

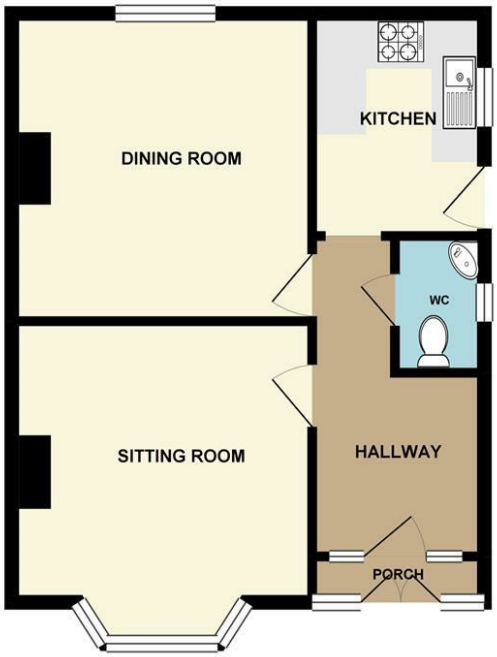
Bathroom
8'10" x 6'9" (2.71m x 2.06m )
Fitted with a low level WC, pedestal wash hand basin, bath with mains shower over, part tiled walls, two double glazed windows and radiator.

Outside
To the front, the property has an established garden, with paving and shrubs and a drive which runs along the side of the property to the detached brick and tiled garage beyond. To the rear the property has an enclosed and private garden with decking, lawn and mature shrubs and trees.

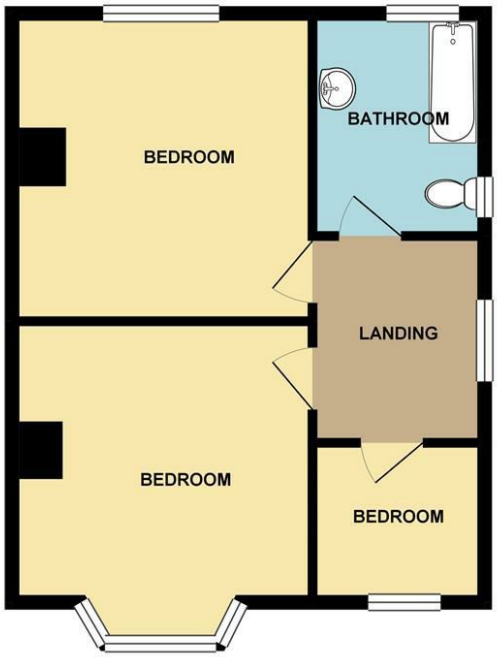
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Accessibility/Adaptions: None
Planning Permissions/Building Regulations: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

GROUND FLOOR 42.65 sq. m.
( 459.11 sq. ft. )




1ST FLOOR 42.63 sq. m.
( 458.84 sq. ft. )




TOTAL FLOOR AREA : 85.28 sq. m. ( 917.96 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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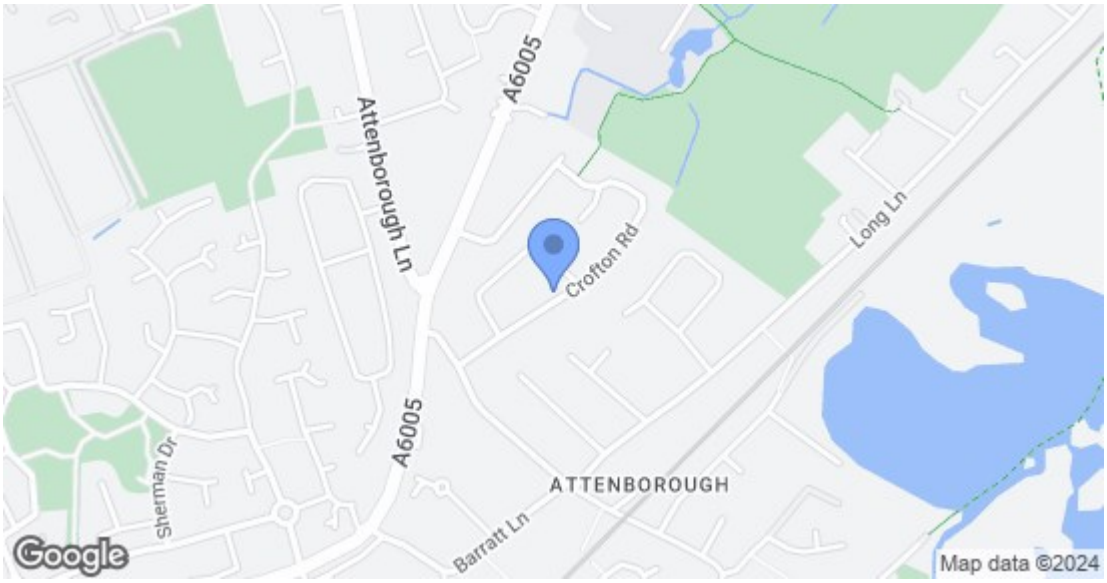


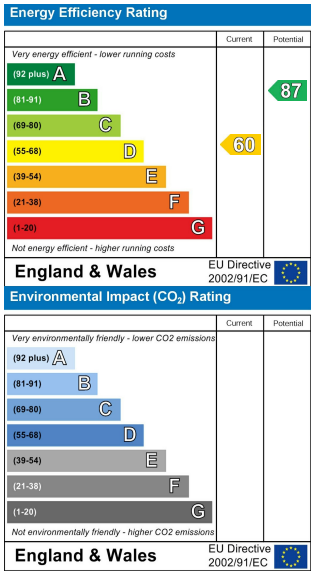


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