



Enderby Square,  
Lenton Abbey, Nottingham  
NG9 2TQ

**£172,500 Freehold**



Located on Enderby Square, Lenton Abbey, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying a quiet evening in.

With two comfortable bedrooms, this home offers ample space for a small family or those seeking a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the absence of a chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Beeston is known for its vibrant community and excellent amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. The area is well-connected to Nottingham city centre, providing easy access to a wealth of cultural and recreational activities.

In summary, this mid-terrace house in Enderby Square is a fantastic opportunity to acquire a charming home in a sought-after location. With its inviting layout and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this property your own.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, laminate flooring and door to the lounge.

### Lounge

13'4" x 11'8" (4.07m x 3.56m )

Laminate flooring, UPVC double glazed window to the front, radiator and door to the kitchen.

### Kitchen

13'4" x 6'4" (4.07m x 1.95m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer, tiled flooring and splashbacks, space for a cooker, space for a fridge and freezer, space for a washing machine, radiator, useful pantry cupboard, two UPVC double glazed windows to the rear, door to rear hallway.

### Rear Hallway

With UPVC double glazed door to the garden.

### First Floor Landing

With a loft hatch, sky light, and doors to the bathroom and two bedrooms.

### Bedroom One

13'4" x 10'0" (4.07m x 3.05m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator, and large built-in storage cupboard.

### Bedroom Two

9'9" x 8'3" (2.98m x 2.53m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator and storage cupboard housing the Vokera combination boiler.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, radiator, extractor fan, and UPVC double glazed window to the rear.

### Outside

To the front of the property you will find the concrete driveway offering car standing for one, a lawned garden,

and to the rear you will find a primarily lawned garden with fenced and hedged boundaries.

### 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

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

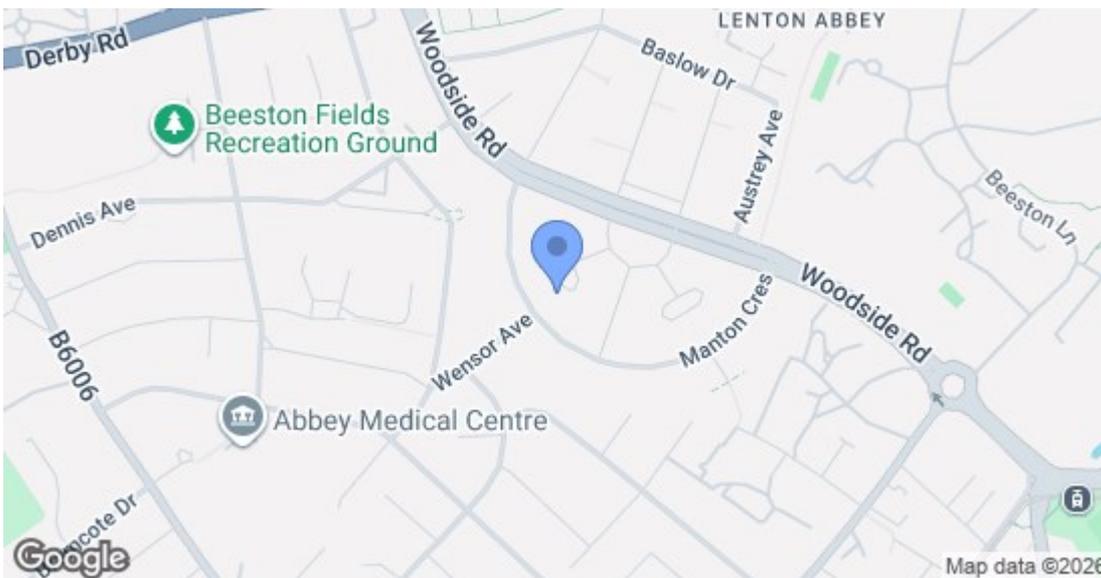
Does the property have spray foam in the loft?: No

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.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 89        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 69                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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