Robert Ellis

look no further...

Petersham Mews,
Lenton, Nottingham
NG7 1HF

£250,000 Freehold

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Situated in Lenton, you are ideally placed with a range of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking for a buy to let investment, as this is a popular investment area.

In brief the internal accommodation comprises; an entrance hall, large dining room or third bedroom, bathroom, separate WC and utility room. Then rising to the first floor is the living room and breakfast kitchen and then on the top floor is two double bedrooms.

Outside to the front of the property is a driveway with ample off-street parking for two cars in tandem. The enclosed rear garden is paved keeping it low maintenance with views out to Nottingham Canal.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall with radiator.

Dining Room/Bedroom Three
18'8" x 11'8" (5.69m x 3.56m)
A spacious reception room, with hard wood flooring, two radiators and UPVC double glazed door out to the rear garden.

Utility Room
Space and fittings for freestanding appliances to include washing machine and dryer.

Bathroom
Incorporating walk in mains powered shower, wash hand basin and space for freestanding bath, part tiled walls and radiator.

Separate WC
Low flush WC, part tiled walls and radiator.

First Floor Landing

Lounge
13'6" x 11'3" (4.13m x 3.45m)
Reception room, with laminate flooring, radiator, electric fireplace and UPVC double glazed sliding door out on to the balcony.

Kitchen Diner
13'11" x 11'7" (4.26m x 3.54m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer and mixer tap. Inset gas hob and space and fittings for freestanding appliances to include fridge, freezer and dishwasher. Two UPVC double glazed windows to the front aspect.

Second Floor Lading
Access to the loft hatch and a useful storage cupboard.

Bedroom One
11'8" x 11'6" (3.57m x 3.53m)
A double bedroom, with laminate flooring, radiator and UPVC double glazed French door to another balcony.

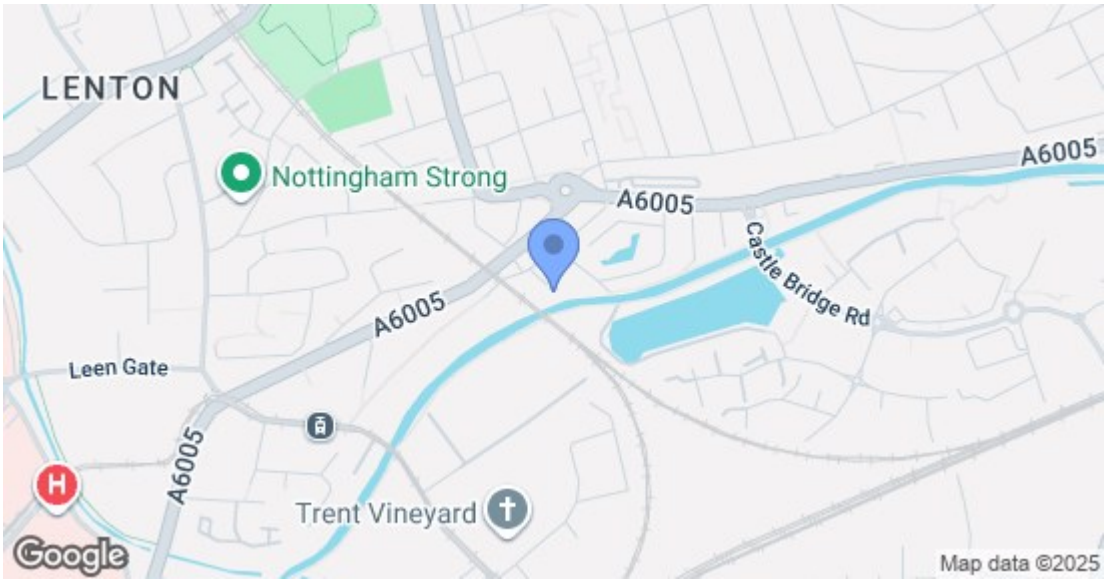
Bedroom Two
12'1" x 11'0" (3.70m x 3.36m)
A double bedroom, with laminate flooring, with radiator and UPVC double glazed window to the front aspect.

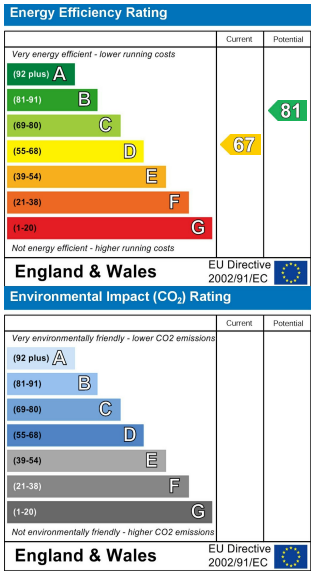
WC
Fitted with a low flush WC.

Outside
A driveway to the front, with ample off-street parking for two cars in tandem. Enclosed rear garden, paved with possibility for mooring a boat, if mooring licence is granted.

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
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.





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