



Inham Road,  
,  
NG9 4HX

**£220,000 Freehold**



GUIDE PRICE £220,000 - £230,000

A well proportioned, three bedroom, mid-terrace property finished to a high standard throughout. Suitable for a large variety of buyers including first time buyers, young families or anyone looking to relocate to this popular and convenient location.

Ideally placed this property is readily accessible for a range of local amenities including, shops, supermarkets, bars and restaurants. There is also easy access to Nottingham University and the Queens Medical Centre. The location of the property also benefits from local NET bus and tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, Kitchen with Breakfast Bar and Open plan Living/Dining room to the ground floor. Then rising to the first floor are three good sized bedrooms and bathroom.

To the front of the property is a recently landscaped lawned garden and rockery with a paved footpath to the front entrance. Then to the rear is a raised paved seating area and with flower beds, lawned beyond and shed to the very bottom of the garden.

Offered to the market with the benefit of ready to move in condition and UPVC double glazing, a smart thermostat and gas central heating throughout. This great property must be viewed in order to be fully appreciated.



## Entrance Hall

Newly fitted composite door through to a carpeted entrance hall.

## Kitchen with Breakfast Bar

12'4" x 19'10" (3.779 x 6.059)

Wall, base and draw units with work surfaces over inset one and a half bowl sink with drainer and tiled splashbacks. Freestanding appliances to include five ring gas oven with extractor above, fridge/freezer, washing machine and dishwasher. Access to pantry cupboard. UPVC double glazed window and door to the rear garden.

## Living/Dining Room

10'7" x 19'5" (3.241 x 5.930)

Laminate flooring, with radiator, gas fire and UPVC double glazed window to the front aspect and UPVC double glazed sliding door to the rear garden.

## Landing

Access to the loft hatch

## Bedroom One

9'2" x 18'8" (2.804 x 5.696)

Carpeted room, with radiator and UPVC double glazed window to both the front and rear aspect.

## Bedroom Two

10'8" x 9'3" (3.266 x 2.820)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

## Bedroom Three

7'10" x 9'11" (2.394 x 3.044)

Laminate flooring, with radiator, access to storage cupboard and UPVC double glazed window to the rear aspect.

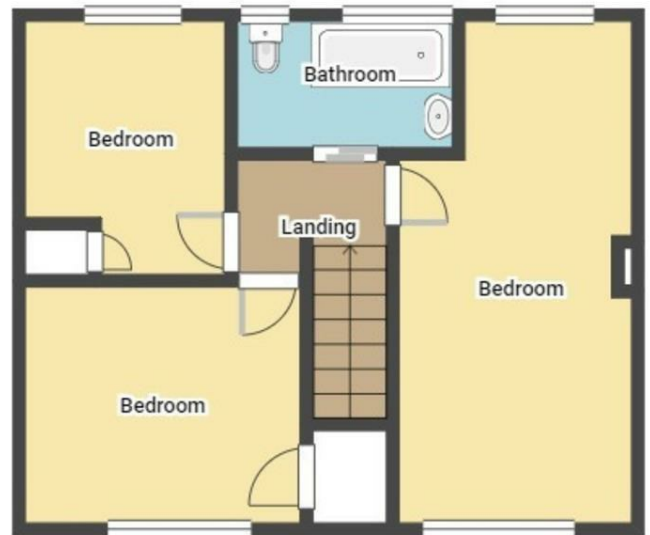
## Bathroom

Three piece suite to include bath with electric power shower above, wash hand basin and WC.

## Outside

To the front of the property is a recently landscaped lawned garden and rockery with a paved footpath to the front entrance. Then to the rear is a raised paved seating area and with flower beds, lawned beyond and shed to the very bottom of the garden.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(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	85
(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	

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.