Robert Ellis

look no further...

Lenton Manor,
Nottingham,
NG7 2FW

£190,000 Freehold

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Positioned in Lenton and within walking distance to Nottingham Town Centre, you are conveniently placed with easy access to a wide range of local amenities including shops, bars, restaurants, and transport links, as well as being a 15 minute walk from the Queens Medical Centre.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance space, living room and kitchen to the ground floor. Then rising to the first floor are two bedrooms and bathroom.

Outside the property is a walled frontage with footpath to the door. The south facing, enclosed rear is primarily lawned with a decked seating area. The property also has the advantage of a garage with two parking permits for on street parking.

Having been let out in more recently years this fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing and is well worthy of an earlier internal viewing.

Entrance Hall
UPVC double glazed door through to the entrance space with laminate flooring and radiator.

Kitchen
9'4" x 8'11" (2.87 x 2.72)
Fitted with a range of wall and base units, with work surfacing over and tiled splashbacks, one and half bowl sink with drainer and mixer tap, integrated electric oven and inset gas hob with extractor hood above. Space and plumbing's for freestanding fridge freezer and washing machine, radiator and UPVC double glazed window to the front aspect.

Living Room
12'3" x 12'5" (3.74 x 3.79)
Bright and airy reception room, with laminate flooring, radiator, access to a useful under stairs storage cupboard and UPVC double glazed French doors out to the rear garden.

First Floor Landing
A carpeted landing space with access to the loft hatch.

Bedroom One
9'5" x 10'7" (2.88 x 3.23)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
6'0" x 8'7" (1.84 x 2.64)
A carpeted bedroom, with radiator, fitted storage and UPVC double glazed window to the rear aspect.

Bathroom
Three piece suite incorporating bath with an electric power shower above and glass shower screen, wash hand basin and low flush WC, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a walled boundary with mature shrubs and footbath to the entrance. The enclosed rear garden is primarily lawned with a decked seating area and fenced boundaries. The property also has the advantage of a garage, with up and over door and two parking permits for on street parking.

Material Information
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Solar Panels: No
Building Safety: No Obvious Risk
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No
Annual Service Charge of £280 for maintenance of the street

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

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1ST FLOOR

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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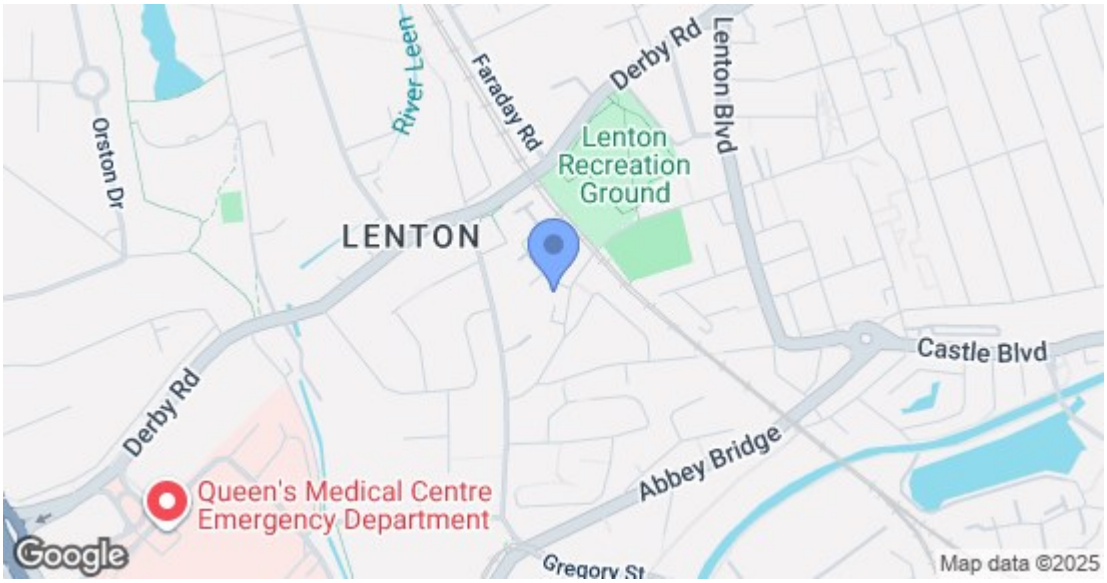

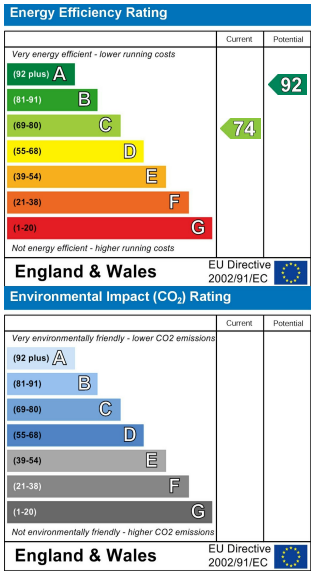

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