



Spean Court,
Wollaton Road, Nottingham
NG8 1GL

£250,000 Freehold



A spacious two-bedroom, mid terrace property with the benefit of no upward chain.

Situated just opposite Wollaton Hall and Deer Park and within close proximity to Martins Pond, you are surrounded by local walks and greenery. Also on your doorstep are a variety of local amenities including public houses, shops, schools, healthcare facilities and transport links for journeys in and around the city.

This well-presented 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 hall, L shape Living and Dining Room, Kitchen, and WC to the ground floor. Then rising to the first floor are two double bedrooms, and family bathroom. The spacious master bedroom also provides a fantastic opportunity to be converted into two bedrooms, turning the house into a three bed.

Outside the property to the front is a lawned garden, with a paved footpath to the front door. Then to the rear is an enclosed low maintenance garden with an AstroTurf lawn. There is also an allocated garage.

Having been well maintained by the current homeowners this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring and a radiator.

Living and Dining Room

Living Room

11'4" x 14'7" (3.47 x 4.45)

Carpeted room, with radiator, electric flame effect fireplace and 2x UPVC double glazed windows to the front aspect.

Dining Room

9'6" x 12'9" (2.90 x 3.91)

Carpeted room, with radiator and 2x UPVC double glazed windows to the rear aspect.

Kitchen

8'2" x 20'4" (2.49 x 6.22)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric oven, and gas hob with extractor fan above. Integrated dishwasher. Space and fittings for freestanding appliances to include fridge freezer and washing machine. UPVC double glazed French doors to the rear garden and access to under stairs storage cupboard.

Downstairs WC

Low flush WC and wash hand basin. Tiled flooring and part tiled walls.

First Floor Landing

Bedroom One

18'1" x 13'1" (5.53 x 4.00)

Carpeted room, with 2x radiators, fitted wardrobes and 3x UPVC double glazed windows to the front aspect.

Bedroom Two

11'10" x 11'2" (3.61 x 3.42)

Carpeted room, with 2x radiators, fitted wardrobes, access to the loft hatch and 2x UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a four-piece suite comprising low flush WC,

pedestal wash hand basin, bath and walk in mains powered shower. Fully tiled walls, fitted extractor fan, heated towel rail and UPVC double glazed window to the rear aspect.

Outside

To the front is a lawned garden with mature shrubs to the far end and a paved footpath to the front door. The rear is then an enclosed low maintenance garden with an astroturf lawn, mature shrubs, and a paved seating area.

Garage

Allocated garage with an electric door and lighting.

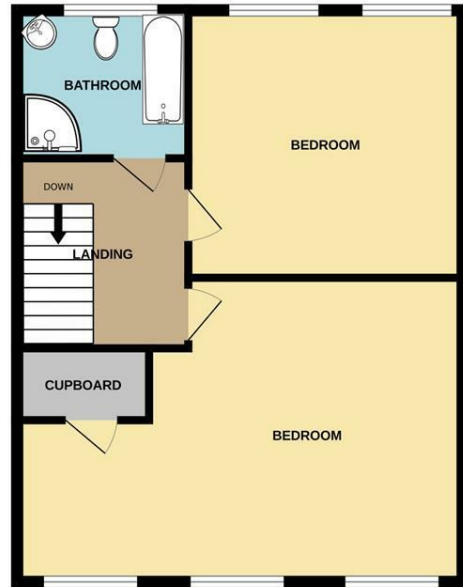




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.