



Trentham Gardens,
Aspley, Nottingham
NG8 3NF

£300,000 Freehold



A well presented three bedroom detached house with a garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including, schools, transport links and The Queens Medical Centre this fantastic property is considered an ideal opportunity for a range of potential purchasers including, young professionals and families.

In brief the internal accommodation comprises; entrance hall, dining room, lounge and an extended kitchen to the ground floor with two good sized double bedrooms, a further single bedroom and bathroom with a separate WC to the first floor.

To the front of the property you will find a driveway with car standing for two vehicles and gated side access leading to the car port, garage and rear garden which includes patio overlooking the lawn beyond with a second patio at the end of the garden, mature shrubs and fence boundaries.

Having been upgraded by the current vendors this great property is offered to the market with benefit of a range of modern fixtures and fittings, light and airy versatile living space and UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended.



Entrance Hall

Double glazed entrance door, radiator, stairs to the first floor, useful under stair storage cupboard and doors to the kitchen, lounge and dining room.

Dining Room

11'0" x 10'11" (3.36m x 3.34m)

A carpeted room with UPVC double glazed bay window to the front, radiator and French doors leading into the lounge.

Lounge

12'11" x 10'11" (3.95m x 3.33m)

A carpeted room with UPVC double glazed window to the rear, radiator and an electric fire with Adam-style mantle.

Kitchen

16'2" x 8'5" (4.93m x 2.59m)

Fitted with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, tiled splashback, space for a fridge freezer, plumbing for a washing machine and tumble dryer, radiator, useful pantry, wall mounted Worcester boiler, UPVC double glazed window to the rear and side and double glazed door to side carport.

First Floor Landing

UPVC double glazed window to the side, attic access and doors leading into the bathroom, separate WC and three bedrooms.

Bedroom One

13'0" x 10'11" (3.98m x 3.34m)

A carpeted bedrooms with UPVC double glazed bay window to the rear and radiator.

Bedroom Two

11'0" x 10'11" (3.37m x 3.34m)

A carpeted bedroom with UPVC double glazed window to the front, built in wardrobes and radiator.

Bedroom Three

7'5" x 6'10" (2.28m x 2.1m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom

Incorporating a P-shaped panelled bath with shower over and glass splash screen, wash hand basin inset into vanity unit, tiled flooring and walls, wall mounted heated rail, radiator, spot lights to ceiling, extractor fan and UPVC double glazed window to the rear.

Separate WC

Fitted with low level WC and UPVC double glazed window to the side.

Outside

To the front of the property you will find a driveway with car standing for two vehicles and gated side access leading to the car port, garage and rear garden which includes patio overlooking the lawn beyond with a second patio at the end of the garden, mature shrubs and fence boundaries.

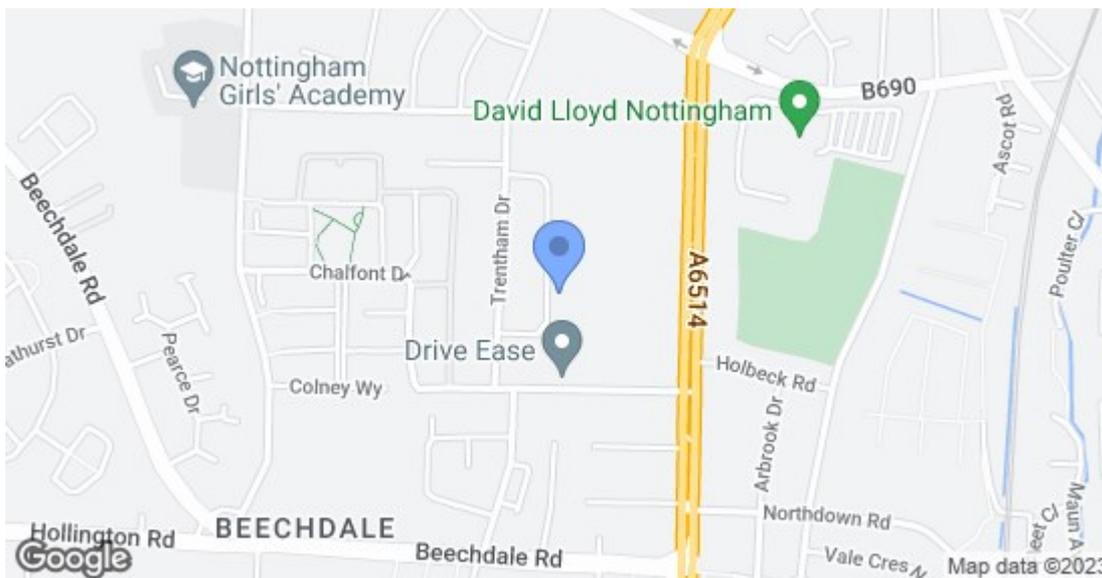
Detached Garage

Up and over garage door to the front and UPVC double glazed door and window to the side.

Council Tax Band

Nottingham City Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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.