



Arden Close,
Lenton Abbey, Nottingham
NG9 2FZ

£155,000

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A traditionally styled two bedroom mid-terraced house.

Tucked away in a small cul-de-sac, this clean and tidy two bedroom property displays excellent potential for an incoming purchaser to upgrade and re-model to their taste and requirements and is available to the market with chain free vacant possession.

In brief the internal accommodation comprises: Entrance hall, sitting room, breakfast kitchen, rear hall and WC to the ground floor. Rising to the first floor are two bedrooms and a shower room.

Outside the property has mature and established gardens to both front and rear.

Within easy walking distance of the QMC, Nottingham University and Beeston town centre which offers a variety of shops and services, this great property would appeal to a variety of potential purchasers but is considered ideal for an investor or first time buyer.



Entrance Hallway

A UPVC double glazed entrance door leads to hallway with stairs off to first floor landing and meter cupboard.

Sitting Room

11'8" x 13'6" (3.56 x 4.13)

With UPVC double glazed window, radiator and electric fuel effect fire with Adam style surround.

Breakfast Kitchen

13'4" x 6'9" (4.08 x 2.08)

With fitted wall and base units, worksurfacing with tiled splashbacks, single sink and drainer with mixer tap, a Bush electric cooker, plumbing for a washing machine, radiator, two UPVC double glazed windows and door.

Rear Hallway

With tiled flooring and UPVC double glazed door to the exterior.

WC

With WC and tiled flooring.

First Floor Landing

With loft hatch and roof light.

Bedroom One

13'4" x 9'10" (4.08 x 3.01)

With UPVC double glazed window, radiator and walk in cupboard.

Bedroom Two

9'10" x 8'5" (3.01 x 2.58)

With UPVC double glazed window, radiator and airing cupboard housing the Ideal boiler.

Shower Room

With WC, pedestal wash hand basin, shower cubicle with Mira shower over, part tiled walls, UPVC double glazed window and radiator.

Outside

To the front the property is approached via a pedestrian walkway and has an established maintained front garden with lawn and various well stocked beds and borders. To the rear the property has an enclosed garden with a yard/patio, stocked beds and borders, timber shed and pedestrian gate to the rear.





TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items of appurtenance are not taken 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		69
(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.