Robert Ellis

look no further...







Trent Crescent,
Attenborough, Nottingham
NG9 6BY

£200,000 Freehold

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A traditionally styled and constructed two-bedroom semi-detached house on a good sized plot.

Available with the benefit of chain free vacant possession, this excellent house displays great potential for the incoming purchaser to upgrade and remodel to their taste and requirements and potentially extend subject to the necessary consents.

In brief the internal accommodation comprises entrance hall, sitting room, kitchen, under stairs cupboard, rear porch, rising to the first floor are two bedrooms and a bathroom.

Outside the property has a drive providing ample car standing with a further shared drive to the rear, and to the back the property has a generous garden that is primarily lawned with shrubs and trees.

Tucked away in a small and peaceful cul-de-sac conveniently situated for easy access to Chilwell Manor Golf Course, Attenborough Nature Reserve, excellent transport links and a wide variety of other facilities, this great property is well worthy of viewing.





Entrance Hallway
UPVC double glazed entrance door, stairs off to the first floor landing.

Sitting Room
12'11" x 11'11" (3.95m x 3.64m)
UPVC double glazed bay window, electric storage heater, and under stairs storage.

Kitchen
11'11" x 9'5" maximum overall measurements (3.65m x 2.89m maximum overall measurements)
Fitted wall and base units, work surfacing with tiled splashback, inset electric hob with air filter above, inset electric oven below, sink with tap over, UPVC double glazed window and door, storage heater, walk-in under stairs cupboard with UPVC double glazed window and plumbing for washing machine.

Rear Porch
With wooden windows, UPVC double glazed door to the exterior and brick store.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One
14'11" decreasing to 11'11" x 10'11" (4.56m decreasing to 3.65m x 3.33m)
UPVC double glazed window and electric storage heater.

Bedroom Two
9'0" x 8'5" (2.75m x 2.58m)
UPVC double glazed window, storage heater and airing cupboard housing the hot water cylinder.

Bathroom
With a three-piece suite comprising WC, pedestal wash-hand basin, bath with Triton shower over, fully tiled walls, UPVC double glazed window, wall-mounted heated towel rail.

Outside
To the front the property has a drive providing ample car standing with a shared drive leading to the rear with an outside tap. To the rear the property has a generous and mature private garden which is primarily lawned with mature shrubs and trees.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Storage Heaters
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

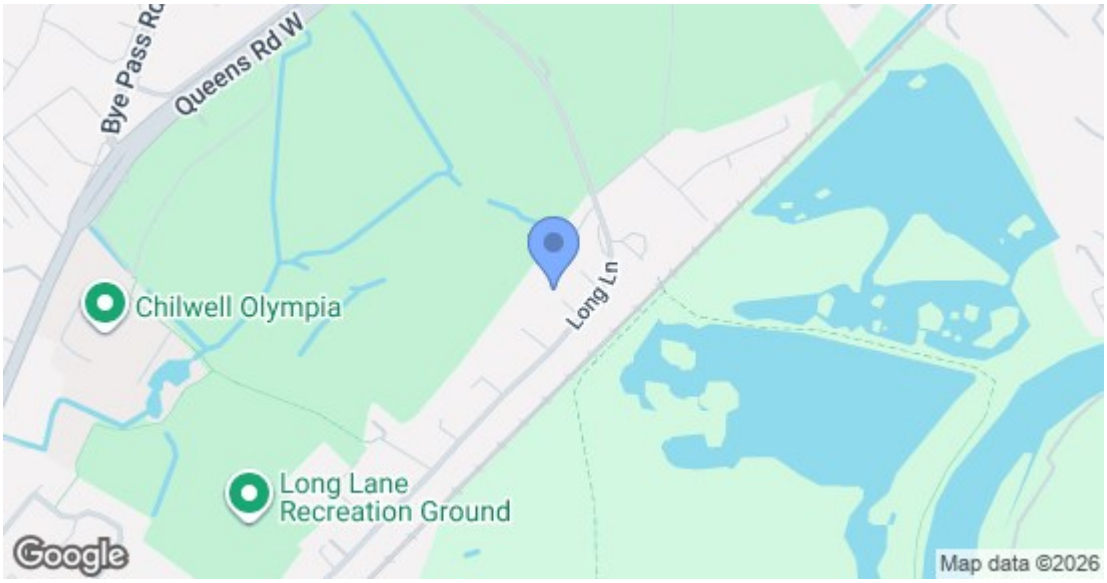
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These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with 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.

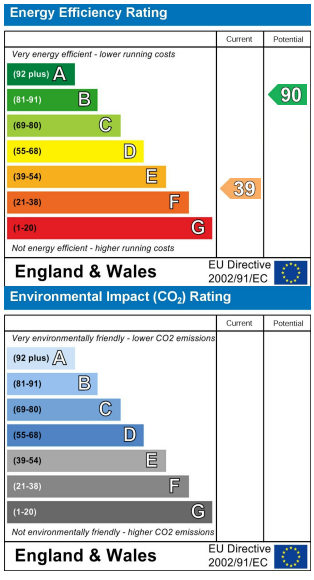






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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