



Empire Way
Nottingham
NG8 3NT

£290,000 Freehold



A four bedroom semi detached house with accommodation split over three floors, situated on a new development and finished to a high specification throughout.

This property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young families and anyone looking to relocate to this popular and convenient location.

Situated within close proximity to a variety of local amenities including, schools, shops, David Lloyd gym and many other facilities, there are excellent transport links locally and a bus stop within walking distance.

In brief, the internal accommodation comprises: Entrance hall, living room, kitchen/diner and WC to the ground floor. Rising to the first floor are three bedrooms and family bathroom and to the second floor is the master bedroom and en-suite.

To the front of the property is a small garden with mature shrubs and a footpath leading to the front door. To the side is a paved garden leading to a garage and gated side access leading to the rear where you will find a primarily lawned garden with a paved seating area and fenced boundaries.

With double glazing and gas central heating throughout, this property is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Hallway

A double glazed door leads through to the entrance hall.

Living Room

16'3" x 12'1" (4.964 x 3.684)

Carpeted room with radiator, access to storage cupboard and UPVC double glazed French doors to the rear garden.

Kitchen/Diner

9'2" x 13'7" (2.802 x 4.164)

With a range of wall, base and drawer units with worksurfaces over and inset one and a half bowl sink with drainer. Integrated electric oven with gas hob, fridge/freezer and dishwasher. Wall mounted boiler and UPVC double glazed window to the front aspect.

WC

With WC and wash hand basin.

First Floor Landing

With UPVC double glazed window to the side aspect and cupboard housing the water tank.

Bedroom Two

9'4" x 10'2" (2.845 x 3.122)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Three

9'3" x 10'2" (2.827 x 3.108)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom Four

6'8" x 6'8" (2.033 x 2.039)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three piece suite comprising bath with mains powered shower and glass shower screen, wash hand basin and WC.

Second Floor Landing

Bedroom One

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

En-Suite

Incorporating a three piece suite comprising walk in mains powered shower, wash hand basin and WC.

Outside

To the front of the property is a small garden garden with mature shrubs and a footpath leading to the front door. To the side is a paved garden leading to a garage and gated side access leading to the rear where you will find a primarily lawned garden with a paved seating area and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	95
(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.