Robert Ellis

look no further...

Bosley Square,
Lenton Abbey, Nottingham
NG9 2TS

£200,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A well presented two bedroom end-terraced house with the benefit of off road parking and a detached garage.

Situated in this popular and convenient residential location within easy reach of a range of local shops and amenities including The University of Nottingham, Queens Medical Centre and transport links, this great property is considered a fantastic opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, lounge/diner, kitchen with pantry and rear hallway to the ground floor with two double bedrooms and bathroom to the first floor.

Outside the property has a small lawned front garden with a mature tree and fenced boundaries, concrete driveway leading to the detached garage which has an up and over garage door, window to the side and power, gated side access to the rear garden where you will find a decked area with lawn area beyond, garden shed, shrubs and stocked beds and borders.

Having been well maintained and upgraded by the current vendor and with the benefit of a new bathroom, this property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hall
With bamboo flooring, electric meter cupboard, stairs to the first floor and door to the lounge/diner.

Lounge Diner
13'1" x 11'10" (4.01m x 3.63m)
With UPVC double glazed window to the front, radiator and opening to the kitchen.

Kitchen
13'1" x 6'5" (4.01m x 1.96m)
With a range of modern wall, base and drawer units, work surfacing with splashback, integrated sink with drainer and mixer tap, electric oven, electric induction hob with extractor fan over, plumbing for washing machine and dishwasher, pantry, bamboo flooring, spotlights, useful pantry with shelving, two UPVC double glazed windows to the rear and door to the rear hallway.

Rear Hallway
With door to the rear garden.

First Floor Landing
With UPVC double glazed window to the side, loft hatch with drop down ladder leading to the boarded and insulated loft and doors to the bathroom and two double bedrooms.

Bedroom One
13'1" x 9'9" (4.01m x 2.99)
With UPVC double glazed window to the front, built in storage cupboard housing the Ideal combination boiler and radiator.

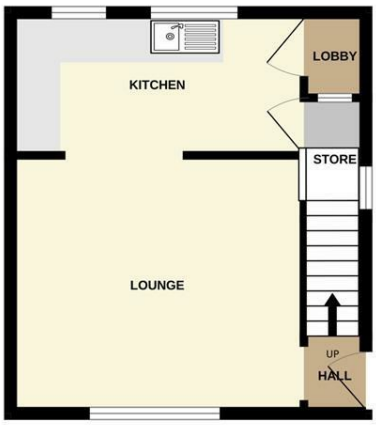
Bedroom Two
10'2" x 8'6" (3.1m x 2.61m)
With built in storage cupboard, UPVC double glazed window to the rear and radiator.

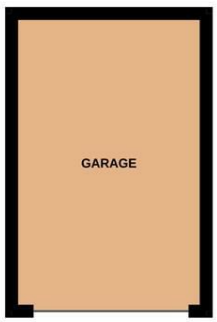
Bathroom
Incorporating a modern three piece suite comprising panelled bath with mains controlled shower over, WC, wash hand basin inset to vanity unit, part tiled walls, wall mounted heated towel rail and UPVC double glazed window to the rear.

Outside
Outside the property has a small lawned front garden with a mature tree and fenced boundaries, concrete driveway leading to the detached garage which has an up and over garage door, window to the side and power, gated side access leads to private and enclosed rear garden where you will find a decking area with lawn area beyond, garden shed, shrubs and stocked beds and borders.

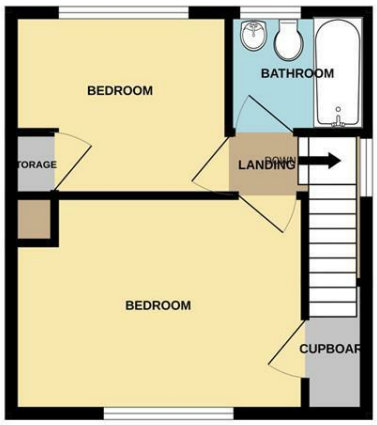
Robert Ellis
ESTATE AGENTS

GROUND FLOOR

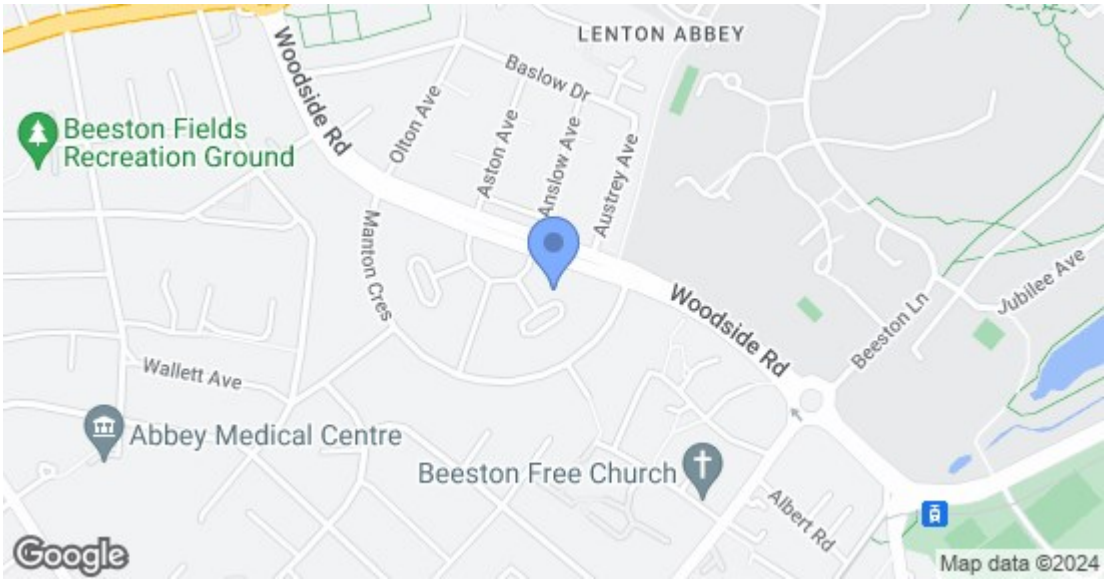


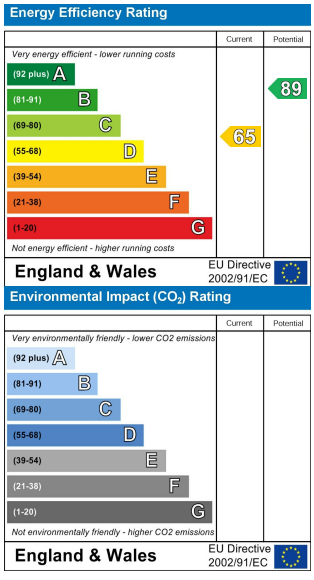


1ST FLOOR



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.
Made with Metropix ©2024





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888