



Thatcham Close,  
Bobbers Mill, Nottingham  
NG8 5SQ

**£180,000 Leasehold**



A modern two-bedroom mid terrace property in a convenient location.

This stylish property would make the ideal purchase for a large variety of buyers including first time buyers, young professionals or investors looking to add to their portfolio.

The property is conveniently placed with fantastic transport links and access to commuting roads leading to Nottingham City Centre or The Queens Medical Centre. The position of the property means you are surrounded by local amenities include shops, supermarkets and schools.

In brief the property comprises; entrance hall, living room, breakfast kitchen, and downstairs WC. Then rising to the first floor two good sized double bedrooms and a bathroom.

The property also benefits from a paved driveway to the front with ample off-street parking for two cars. Then to the rear is a recently landscaped, primarily lawned garden with a paved seating area, raised flower beds and space for a shed.

This fantastic property, with modern décor throughout is well worthy of an early internal viewing.



### Entrance Hall

Composite entrance door, laminate flooring, stairs rising to the first floor and door leading into the lounge.

### Lounge

12'2" x 11'9" (3.73m x 3.59)

UPVC double glazed window to the front, laminate flooring, useful under stair storage and radiator.

### Kitchen Diner

15'5" x 11'11" (4.72m x 3.65m )

Fitted with a range of matching wall, base and drawer units, rolled edge work surfacing, stainless steel one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob above and extractor fan over, space and plumbing for washing machine, further useful appliance space, radiator, UPVC double glazed window to the rear and UPVC double glazed door leading to the rear garden.

### Downstairs WC

Fitted with a low level WC, pedestal wash hand basin and radiator.

### First Floor Landing

With loft access and doors leading into the bathroom and two bedrooms.

### Bedroom One

15'6" x 9'1" (4.73m x 2.77m )

A carpeted double bedroom with two UPVC double glazed windows to the front, built in storage cupboard and radiator.

### Bedroom Two

14'9" x 8'1" (4.50m x 2.47m )

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

### Bathroom

Fitted with a three piece suite comprising; panelled bath with mains power shower over and glass splash screen, wash hand basin with vanity unit below, low level WC, tiling to walls, shaver point, radiator and obscured UPVC double glazed window.

### Outside

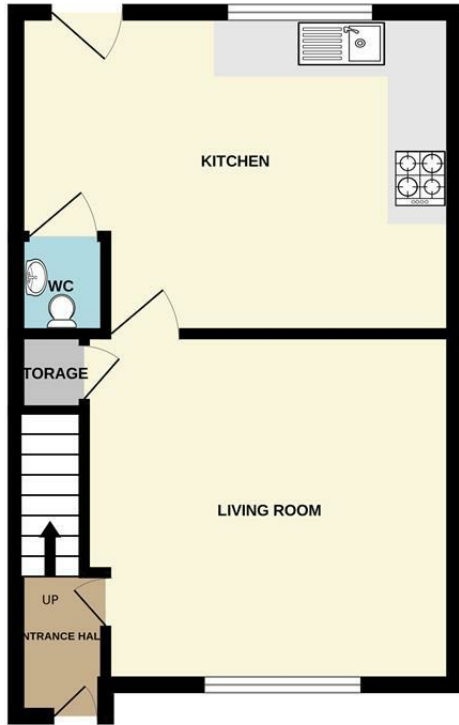
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### Council Tax Band

Nottingham City Council Band B



GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.

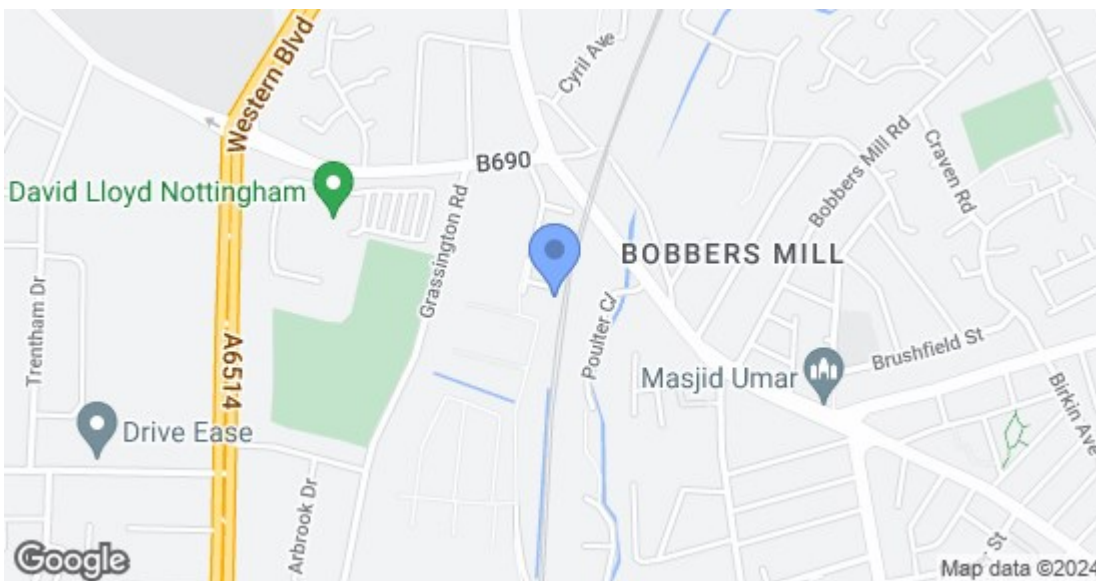


1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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