



Ireton Grove,  
Attenborough, Nottingham  
NG9 6BJ

**£400,000 Freehold**



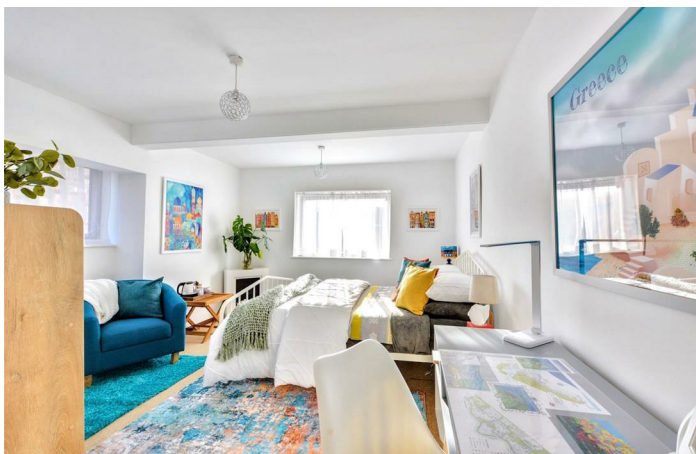
Offering excellent potential, this great building can be redeveloped in a number of ways, subject to the necessary consents, but is currently being sold as 2 flats, with the freehold for the building included.

In brief Flat One (ground floor) comprises: hallway, open plan lounge diner, kitchen, two bedrooms, and bathroom.

Flat Two, which has accommodation arranged over both the ground and first floor comprises: entrance hall with WC, utility area and bedroom to the ground floor, rising to the first floor is a generous landing with storage, kitchen, open plan lounge diner with feature balcony, bathroom, and further double bedroom.

Outside the property sits in communal grounds with parking to the front, paving with gravel shrubs to the rear.

Tucked away in an extremely sought-after location within Attenborough village, in a small cul-de-sac convenient for the nature reserve and train station, this fabulous property could be converted to a house, or continue its use as an investment opportunity.



## Flat One:

Entrance hall with radiator.

## Lounge Diner

20'11" x 9'6" (6.39m x 2.90m )

Two radiators, double glazed patio doors to front

## Kitchen

8'1" x 9'6" (2.48m x 2.91m )

With a range of fitted wall and base units, work surfacing with splashback, inset gas hob with extractor above, electric oven below, one and half bowl sink and drainer unit with mixer tap, wall mounted Vaillant boiler, double glazed wooden window and radiator.

## Bedroom One

13'5" x 8'8" (4.10m x 2.65m )

Triple glazed aluminium window, and radiator.

## Bedroom Two

9'9" x 8'0" (2.99m x 2.44m )

Two double glazed wooden windows, and radiator.

## Bathroom

Fitments in white comprising: pedestal wash-hand basin with tiled splashback, low-level WC, bath with Mira shower over, radiator, and double glazed window.

## Flat Two:

Recess porch shelters the wooden stable door to hallway.

## Hallway

Radiator, stairs to the first floor landing, walk-in utility area with tiled flooring, double glazed window, and plumbing for washing machine. Lift which is currently being used as a store cupboard, as the lift no longer works.

## WC

Fitted with a low level WC, wall mounted wash-hand basin with tiled splashback, radiator, and triple glazed aluminium window.

## Bedroom One

17'10" x 10'10" (5.46m x 3.31m )

Triple glazed aluminium windows and radiator.

## En-Suite

With fitments in white comprising: low-level WC, pedestal wash-hand basin, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail, extractor fan, and inset ceiling spotlights.

## First Floor Landing

With radiator, double glazed wooden window, airing cupboard housing the hot water cylinder and Viessman boiler.

First floor landing with store cupboard, and lift, again currently being used as storage.

## Kitchen

13'4" x 7'7" increasing to 9'9" (4.08m x 2.33 increasing to 2.98m )

Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset gas hob with electric

oven below, feature roof light, triple glazed window, radiator and extractor fan.

## Lounge Diner

18'11" x 19'3" maximum overall measurements (5.78m x 5.88m maximum overall measurements)

Two triple glazed aluminium windows, a fuel effect gas fire with granite style hearth, and double glazed patio doors leading to the balcony.

## Bathroom

Fitted with a low-level WC, pedestal wash-hand basin, bath with mains control shower over, part tiled walls, triple glazed aluminium window, wall mounted heated towel rail, and extractor fan.

## Bedroom Two

17'10" x 11'5" (5.45m x 3.48m )

Two triple glazed aluminium windows, further feature double glazed oval window, radiator, and fitted wardrobes.

## Outside

To the front, the property has a drive providing ample car standing, and a hedge boundary with stocked borders. Access to either side of the property leads to the rear, where there is paving, gravel and shrubs.

## Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Obtained for conversion into flats.

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

## Disclaimer:

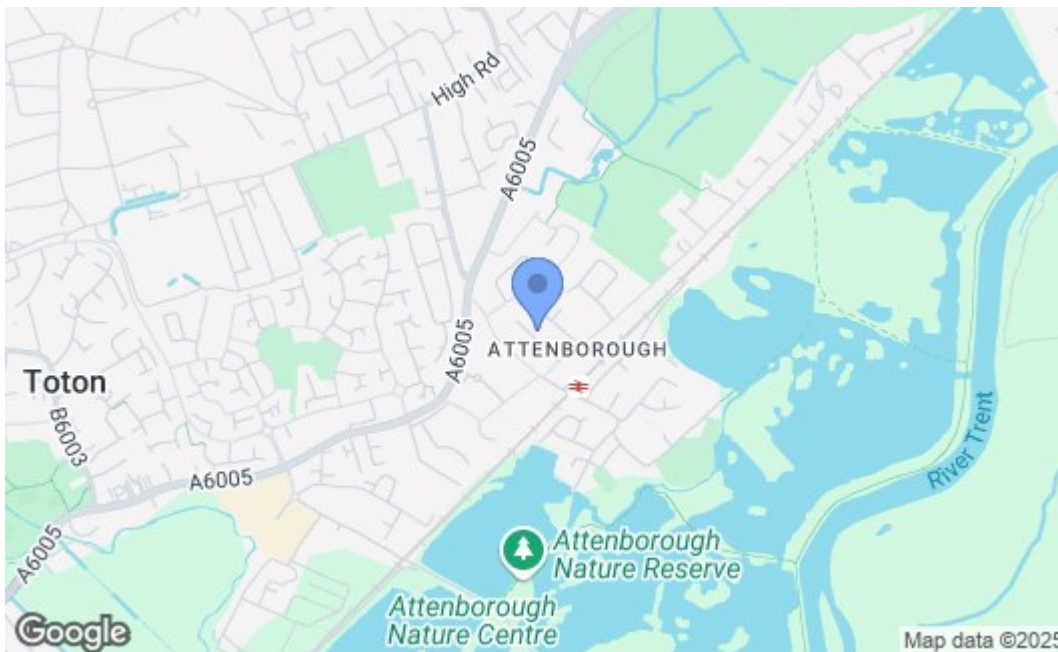
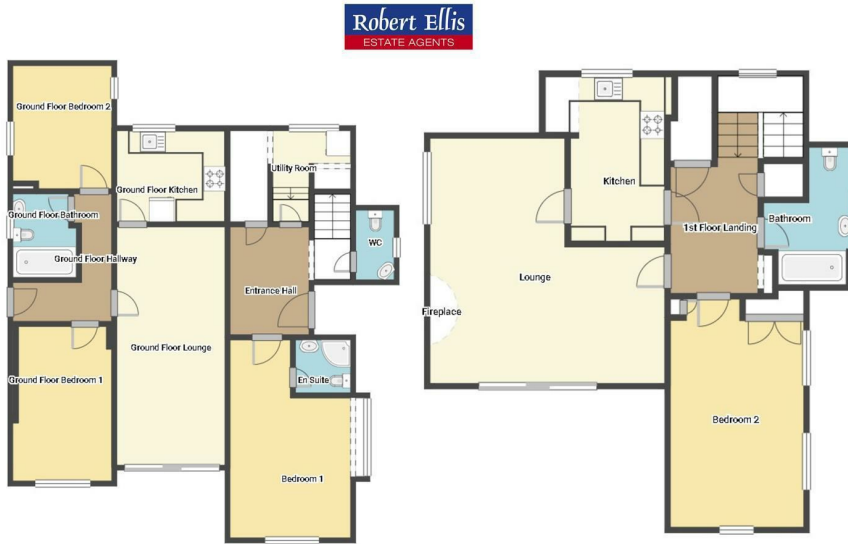
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## Council Tax- Broxtowe Borough Council

Flat One: Band B

Flat Two: Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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