

Bosley Square,  
Lenton Abbey, Nottingham  
NG9 2TS

**£185,000 Freehold**





A well-presented traditionally styled 1920's two bedroom end terrace house.

Tucked away in a peaceful residential location overlooking an open green to the front, this great house will appeal to a variety of potential purchasers but is considered ideal for a first time buyer or investor.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen, then rising to the first floor are two bedrooms and a shower room.

Outside the property has a drive providing ample car standing to the front with further hardstanding to the side and a garage beyond, and to the rear there is a low maintenance landscaped garden.

Well placed for a wide range of local amenities including excellent transport links, the Queens Medical Centre, the University of Nottingham as well as the centres of both Beeston and Nottingham this excellent property with further potential is well worthy of viewing.



### Entrance Hall

UPVC double glazed entrance door, meter cupboard and stairs off the first floor landing.

### Sitting Room

13'6" x 11'8" (4.12m x 3.58m )

UPVC double glazed window, radiator and fuel effect gas fire with Adam style surround.

### Kitchen

13'4" x 6'5" (4.07m x 1.96m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, a Zanussi electric cooker with filter above, plumbing for a washing dishwasher and washing machine, two UPVC double glazed windows, radiator, UPVC double glazed door to the exterior and a pantry/under stairs cupboard with shelving and UPVC double glazed window.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

13'3" x 9'10" (4.06m x 3.02m )

UPVC double glazed window, radiator, and over stairs cupboard.

### Bedroom Two

10'5" x 8'4" (3.18m x 2.56m )

UPVC double glazed window, radiator, fitted cupboard housing the Worcester boiler and further mirror fronted wardrobe.

### Shower Room

Fitments in white comprising: WC, wash-hand basin inset to vanity unit, shower cubicle with mains controlled shower over, fully tiled walls, tiled flooring, UPVC double glazed window, extractor fan and wall-mounted heated towel rail.

### Outside

To the front the property has a drive providing ample car standing with a further area of hardstanding along the side of the property leading to the garage. The property also has a low maintenance front garden with gravel and shrubs.

To the rear the property has a landscaped garden with maintenance in mind comprising decking with outside tap, gravel and paved area with 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: None

Accessibility/Adaptions: None

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

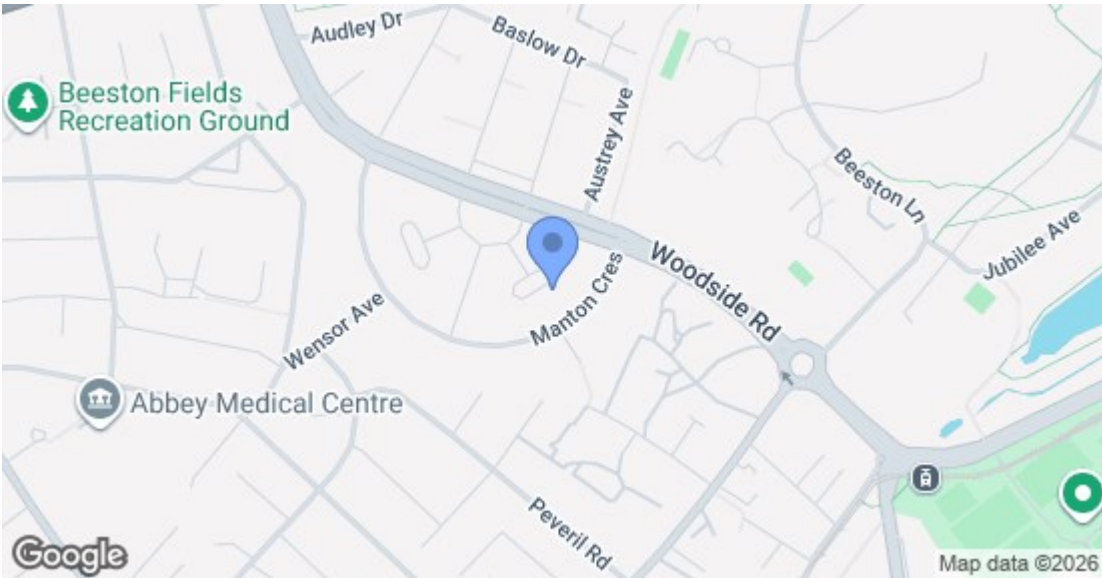
Has the Property Flooded?: No

### Disclaimer:

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.







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		
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		
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