



Woodside Road,
Lenton Abbey, Nottingham
NG9 2SB

£230,000 Freehold



A well proportioned three bedroom, end of terrace property situated within a popular and convenient location. Suitable for a large variety of buyers include first time buyers, young families or investors looking to add to their portfolio.

The property is situated within close proximity to a large variety of local amenities including, shops, supermarkets, bars and restaurants. There is also easy access to The University of Nottingham and the Queens Medical Centre. The location of the property also benefits from local bus and tram links within walking distance for trips in and around the city and Beeston and Nottingham train station nearby for journeys further afield.

In brief, the internal accommodation comprises: entrance hall, living room and kitchen Diner to the ground floor. Then rising to the first floor are three bedrooms and the bathroom.

To the front of the property is a generous block paved driveway providing ample parking and mature shrubs. Gated side access leads to the rear garden which is mainly laid to lawn and features a patio seating area, mature shrubs and trees and is enclosed with timber fencing.

Offered to the market with double glazing and gas central heating throughout. This property must be viewed in order to be fully appreciated.



Entrance Hall

A UPVC double glazed entrance door to the side, stairs leading to the first floor and door leading into the lounge.

Lounge

13'8" x 11'1" (4.17 x 3.37)

UPVC double glazed window to the front, laminate flooring, gas fire place and radiator.

Kitchen/Diner

13'7" x 8'4" (4.14 x 2.53)

Fitted with a range of wall, base and drawer units, rolled edge work surfaces, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, integrated fridge freezer, further appliance space, tiling to walls and floor, radiator and UPVC double glazed window and door to the rear.

First Floor Landing

Having loft hatch, radiator and UPVC double glazed window to the side.

Bedroom One

10'2" x 9'7" (3.09 x 2.93)

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

Bedroom Two

9'10" x 8'9" (2.99 x 2.66)

Laminate flooring, with radiator and UPVC double glazed window to the rear.

Bedroom Three

7'10" x 6'11" (2.4 x 2.11)

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

Bathroom

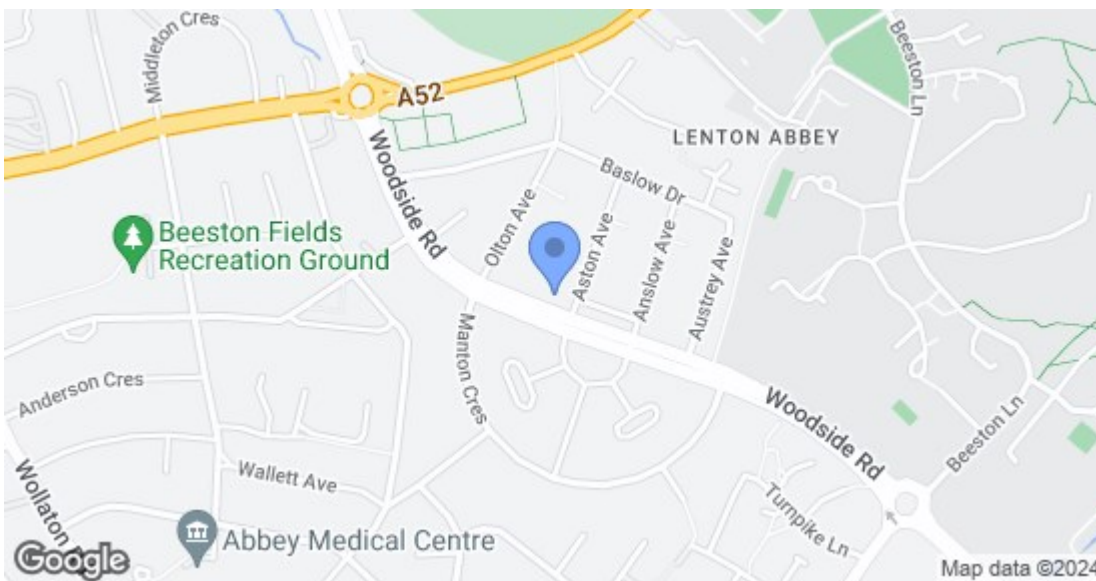
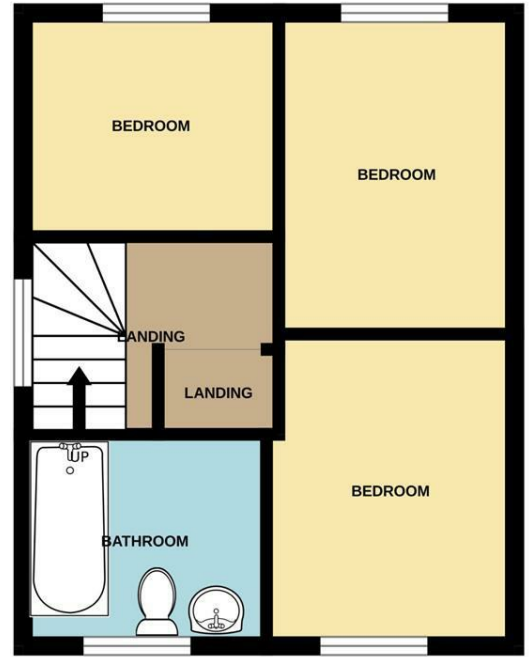
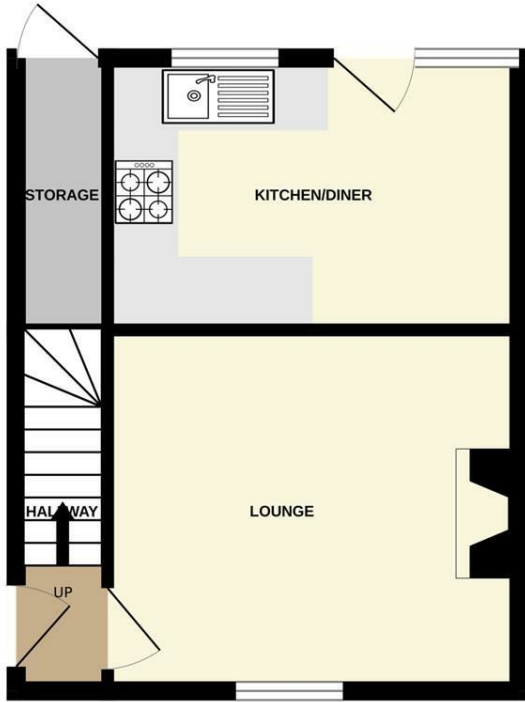
Fitted with a three piece suite comprising; panelled bath with handset shower over, pedestal wash hand basin, low level WC, tiling to walls, vinyl flooring, radiator and obscured UPVC double glazed window to the front.

Outside

To the front of the property is a generous block paved

driveway providing ample parking and mature shrubs. Gated side access leads to the rear garden which is mainly laid to lawn and features a patio seating area, mature shrubs and trees and is enclosed with timber fencing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.