Robert Ellis

*look no further...*







Abbey Bridge,
Lenton, Nottingham
NG7 2NH

**£190,000 Freehold**

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Situated Abbey Bridge, Nottingham, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-proportioned bedrooms, this residence offers ample space for relaxation and rest. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for small families and professionals. The bathroom is conveniently located, ensuring ease of access for all occupants.

The location of Abbey Bridge is particularly appealing, providing a blend of urban convenience and suburban tranquillity. Residents can enjoy nearby amenities, including shops, parks, and excellent transport links, making it easy to explore the wider Nottingham area.

This mid-terrace house is a wonderful canvas for personalisation, allowing you to create a home that reflects your style and preferences. Whether you are looking to settle down or invest in a property with great potential, this charming abode in Abbey Bridge is certainly worth considering.





## Entrance Hall
UPVC double glazed entrance door, laminate flooring, stairs to the first floor and door to the lounge.

## Lounge
11'1" x 11'4" (3.39m x 3.46m )
Laminate flooring, electric fire with Adam style mantle, UPVC double glazed window to the front, radiator and door to the kitchen diner.

## Kitchen Diner
14'7" x 9'4" (4.46m x 2.85m )
Fitted with a range of wall, base and drawer units, work surfaces, laminate flooring, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, space for a fridge freezer, plumbing for washing machine, radiator, spotlights to ceiling, useful under stairs storage cupboard, tiled splashbacks, and two UPVC double glazed windows to the rear and a UPVC double glazed door to the rear.

## First Floor Landing
With a roof light, loft hatch and doors the bathroom and two bedrooms.

## Bedroom One
11'5" x 11'5" (3.48m x 3.48m )
A carpeted double bedroom with UPVC double glazed window to the front, built-in storage cupboard, and radiator.

## Bedroom Two
12'7" x 7'10" (3.85m x 2.4m )
A carpeted double bedroom with built-in storage cupboard, UPVC double glazed window to the rear, and radiator.

## Bathroom
9'3" x 6'6" (2.84m x 2m )
Incorporating a four-piece suite comprising: panelled bath, shower, pedestal wash-hand basin, WC, tiled walls, vinyl flooring, UPVC double glazed window to the rear and radiator.

## Outside
To the front of the property you will find a low maintenance garden with fence boundaries and to the rear, you will find a enclosed garden which includes a patio overlooking the lawn beyond, useful storage shed and fence boundaries.

## 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.

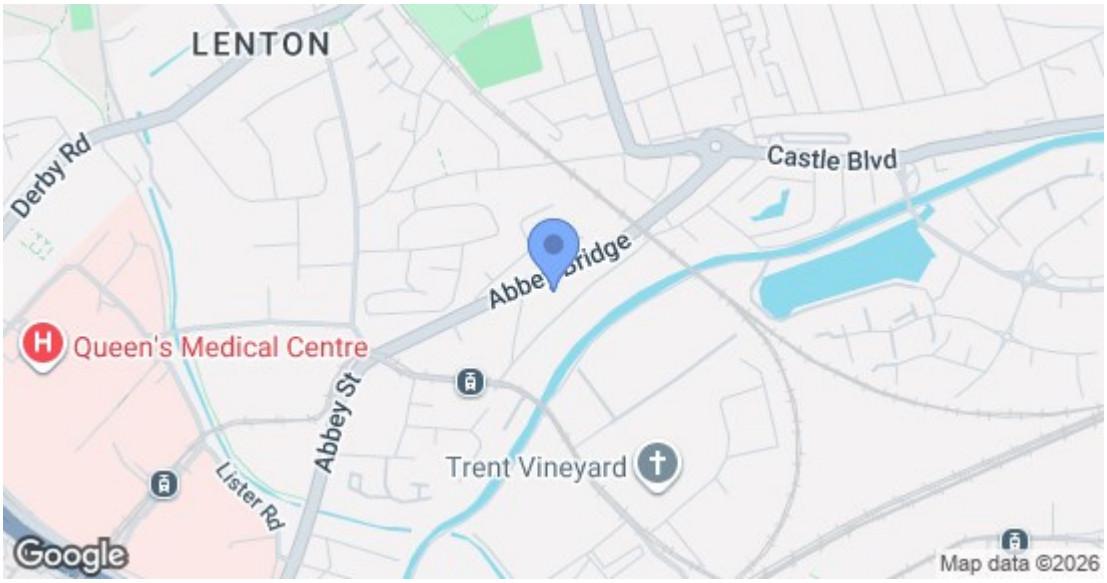
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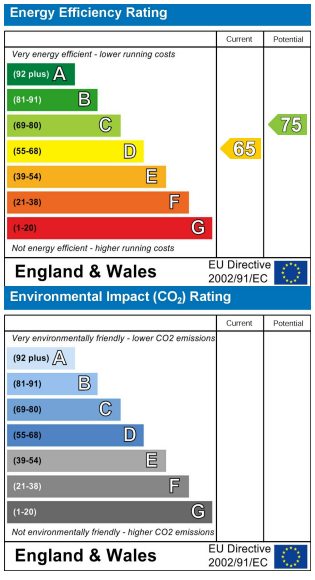
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