



Enderby Square,  
Lenton Abbey, Nottingham  
NG9 2TQ

**£175,000 Freehold**



A TRADITIONAL STYLE TWO BEDROOM END TERRACE HOUSE.

Tucked away in a quiet square overlooking green communal space to front, this well-proportioned property is offered to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises; entrance hall, lounge, breakfast kitchen a rear hall to the ground floor, rising to the first floor are two bedrooms and bathroom.

Outside the property has primarily lawned gardens to both front and rear with mature shrubs and trees.

Conveniently situated for easy access to Beeston Town Centre, Nottingham University and the Queens Medical Centre the property will appeal to a variety of potential purchasers but is considered ideal for a first-time buyer or investor.



UPVC entrance door to front leading to;

#### Entrance Hallway

Fitted meter cupboards, stairs leading to first floor landing and door leading into;

#### Sitting Room

13'5" x 11'8" (4.10m x 3.57m)

UPVC double glazed window and radiator.

#### Kitchen

13'4" x 6'7" (4.08m x 2.01m)

Fitted wall and base units, work surfacing with tiled splash back, double sink with mixer taps, inset gas hob with electric oven below and air filter above, plumbing for washing machine, further appliance space, two UPVC double glazed windows, wall mounted Worcester boiler, useful under stair storage cupboard with shelving and UPVC double glazed window.

#### Rear Hall

UPVC double glazed door to the exterior.

#### First Floor Landing

UPVC double glazed window and loft hatch

#### Bedroom One

13'4" x 9'10" (4.08m x 3.01)

UPVC double glazed window and radiator and fitted cupboard.

#### Bedroom Two

10'2" x 7'1" (3.11m x 2.16)

UPVC double glazed window, radiator and fitted cupboard.

#### Bathroom

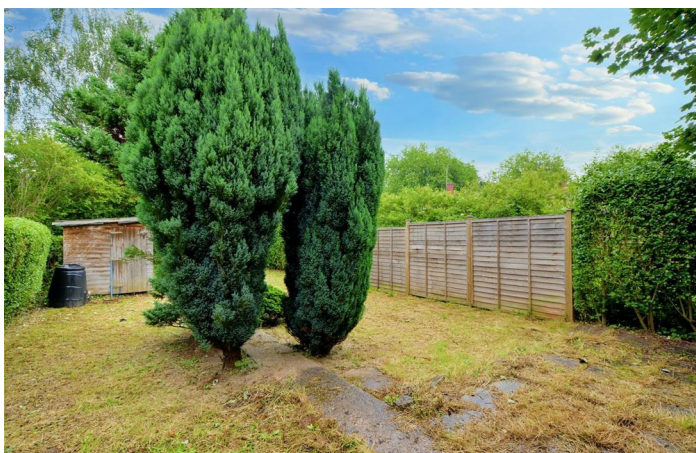
Three piece suite comprising; WC, pedestal wash hand basin, bath with Triton Shower over, part tiled walls, UPVC double glazed window, extractor and wall mounted heated towel rail.

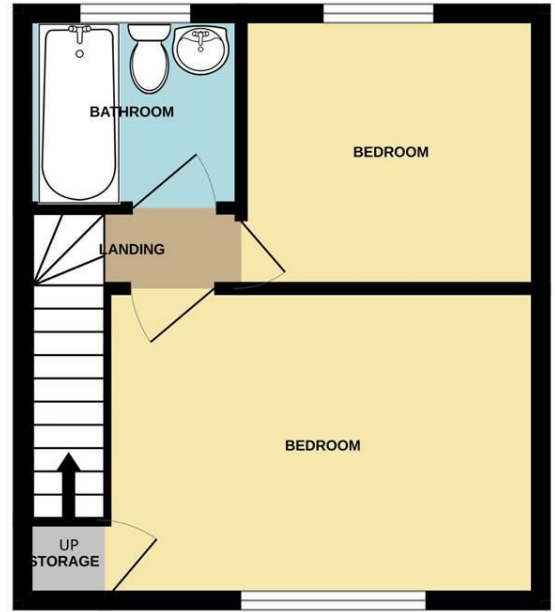
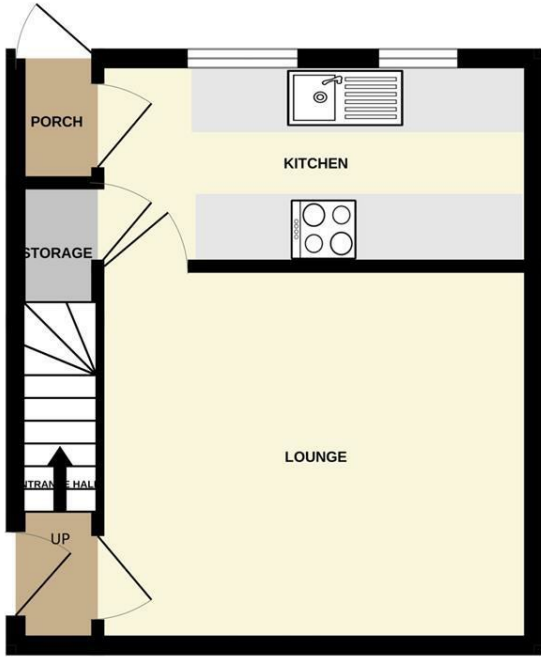
#### Outside

The front of the property there is a hedge boundary and a primarily lawned garden with shrubs. To the rear the property has a generous private garden with outside tap, patio, lawn, shrubs, trees and a shed.

Council Tax Band

Nottingham City Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	

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.