



Baslow Drive,  
Lenton Abbey, Nottingham  
NG9 2SR

**£195,000 Freehold**



A well proportioned two bedroom end of terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Nottingham University and the Queen's Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, separate dining area and an extended kitchen to the ground floor with two good sized bedrooms and a bathroom to the first floor with stairs leading to the converted loft space which has a usable lift area.

To the front of the property you will find a small lawned garden with raised beds and a concrete driveway for off road parking and side access leading to the rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs and fenced boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, chain free vacant possession although in need of some updating and modernisation, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With a composite front door, stairs to the first floor and door to the lounge/diner.

### Lounge/Diner

20'0" reducing to 11'0" x 13'8" reducing to 9'7" (6.1 reducing to 3.36 x 4.18 reducing to 2.94)

With a UPVC double glazed bay window to the front, two radiators, UPVC French doors to the rear and an opening to the dining area.

### Dining Area

8'5" x 6'9" (2.58 x 2.08)

With radiator, useful under stairs, storage cupboard and opening to the kitchen.

### Kitchen

9'7" x 8'2" (2.94 x 2.5)

With a range of wall, base and drawer units in white, worksurfaces, sink with drainer and a mixer tap, tiled splashbacks, vinyl flooring, space for a cooker and fridge, UPVC double glazed windows to the side and rear and a composite door to the side.

### First Floor Landing

With UPVC double glazed window to the side, stairs to the loft room and doors to the bathroom and two bedrooms.

### Bedroom One

16'11" x 9'8" (5.16 x 2.97)

With laminate flooring, UPVC double glazed window to the front and radiator.

### Bedroom Two

13'3" x 8'2" (4.06 x 2.49)

With UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, vinyl flooring, tiled splashbacks, radiator and UPVC double glazed window to the rear.

### Loft Space

11'1" x 10'7" (3.39 x 3.23)

With UPVC double glazed window to the rear and useful eaves storage space.

### Outside

To the front of the property you will find a small lawned garden with raised beds and a concrete driveway for off road parking and side access leading to the rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs and fenced boundaries.

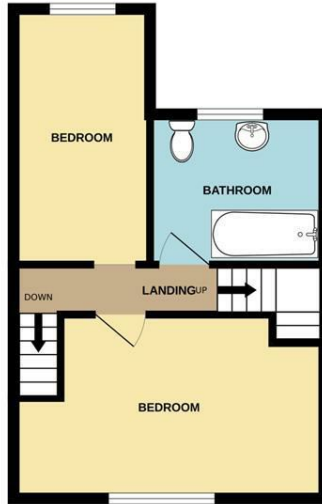




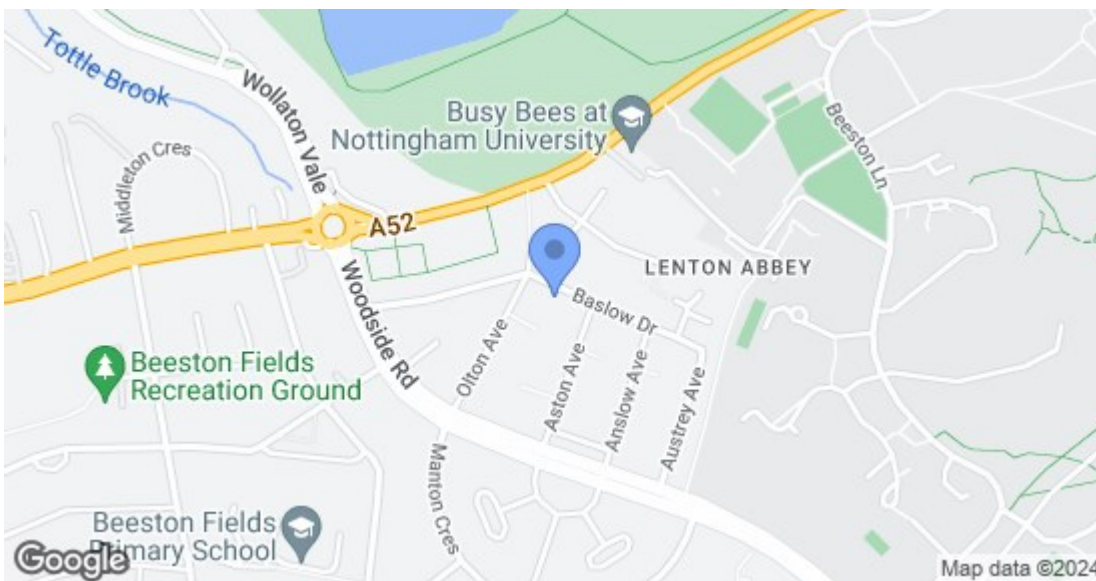
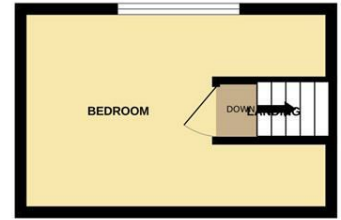
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		66	
(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	

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.