Robert Ellis

look no further...

Enderby Square,
Lenton Abbey, Nottingham
NG9 2TQ

£175,000 Freehold

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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.

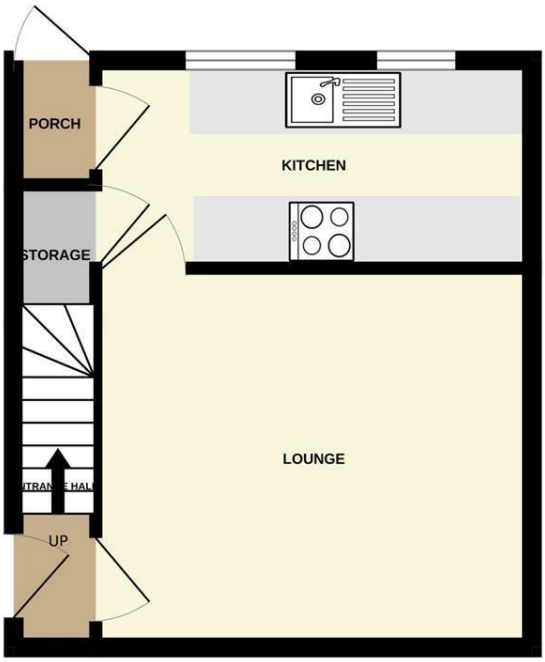
Bedroom Two
10'2" x 7'1" (3.11m x 2.16)
UPVC double glazed window, radiator and fitted cupboard.

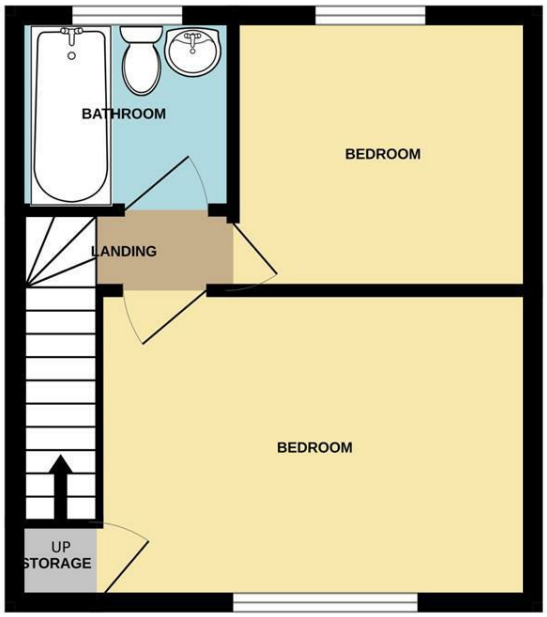
Bathroom
Three piece suite comprising; WC, pedestal wash hand basin, bath with Triton Shower over, part tiled walls, UPVC double glazed window, extractor and wall mounted heated towel rail.

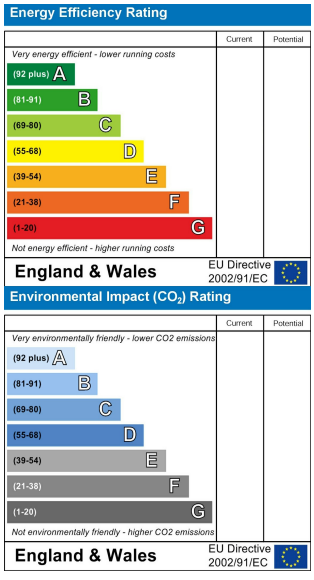
Outside
The front of the property there is a hedge boundary and a primarily lawned garden with shrubs. To the rear the property has a generous private garden with outside tap, patio, lawn, shrubs, trees and a shed.

Council Tax Band
Nottingham City Council Band A

Robert Ellis
ESTATE AGENTS







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.

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