



Gregory Street,
Lenton, Nottingham
NG7 2NL

£195,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM MID TERRACED HOUSE SITUATED WITHIN THIS WELL THOUGHT OF INVESTMENT LOCATION.

Currently rented to the tune of £750 pcm, the property boasts accommodation over two floors comprising entrance hall, living room, kitchen, lobby and bathroom to the ground floor. The first floor landing then provides access to three bedrooms and via the first floor landing there is access to useable loft space with roof window, flooring and wooden pull down ladders off the hatch.

Other benefits of the property include gas fired central heating, double glazing, enclosed garden space and gated driveway to the front.

The property sits favourably within this highly regarded investment location on the doorstep to the Nottingham University Hospital and University Campus, Nottingham city centre, Beeston Campus, as well as being located close to the Nottingham Electric Tram line.

The property would make an ideal addition or commencement of a property portfolio and highly recommend an internal viewing.



ENTRANCE HALL

4'8" x 3'2" (1.44 x 0.97)

Panel and glazed front entrance door, laminate flooring, stairs rising to the first floor, door to living room.

LIVING ROOM

14'5" x 11'5" (4.40 x 3.48)

Double glazed window to the front, radiator, media points and door to kitchen.

KITCHEN

10'1" x 8'4" (3.08 x 2.56)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite style roll top work surfaces incorporating counter level single sink and drainer with central swan neck mixer tap and tiled splashbacks. Fitted counter level five ring gas hob with extractor over and oven beneath, breakfast bar with space for two bar stools with radiator underneath, plumbing for washing machine, boiler cupboard housing a gas fired central heating combination boiler for central heating and hot water purposes, double glazed window to the rear, laminate flooring, useful understairs storage cupboard with power and space for the fridge/freezer, door to the lobby.

LOBBY

4'11" x 2'6" (1.51 x 0.78)

uPVC panel and double glazed exit door to the garden, laminate flooring and door to bathroom.

BATHROOM

9'4" max x 5'9" (2.87 max x 1.76)

Three piece suite comprising bath with mixer tap and shower attachment over with glass shower screen, wash hand basin with mixer tap and push flush WC. Double glazed window to the rear, partial wall tiling, extractor fan, laminate flooring and a chrome heated ladder towel radiator.

FIRST FLOOR LANDING

Doors to all bedrooms and loft access point with wooden pull down ladders to a useable loft space with roof window and flooring.

BEDROOM ONE

11'4" x 11'4" (3.46 x 3.46)

Double glazed window to the front, radiator and useful overstairs storage cupboard.

BEDROOM TWO

12'8" x 7'10" (3.88 x 2.41)

Double glazed window to the rear, radiator and useful storage cupboard.

BEDROOM THREE

10'0" x 6'6" (3.06 x 2.00)

Double glazed window to the rear and radiator.

OUTSIDE

Gated driveway providing off-street parking from the front with matching railings and pedestrian gate and pathway providing access to the front entrance door.

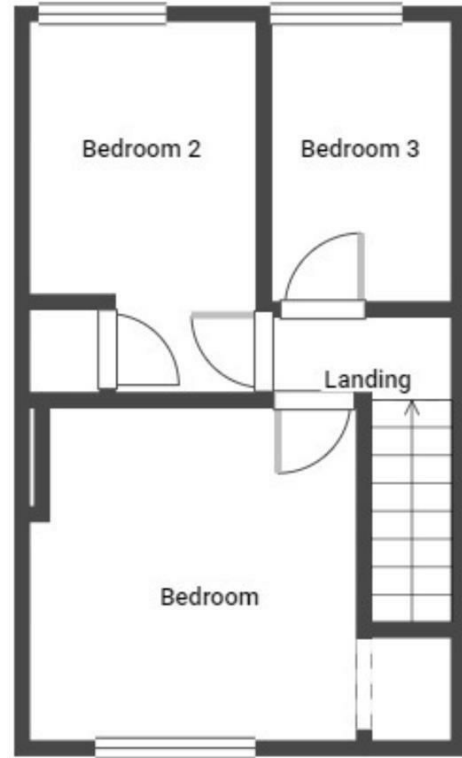
REAR GARDEN

Enclosed by hedgerow to the boundary line. The garden is designed for low maintenance with an initial paved patio area accessed directly from the lobby door leading onto an artificial lawn with timber storage shed within the garden.

DIRECTIONAL NOTE

From the QMC island proceed along Derby Road to the next roundabout before taking a left hand turn passing the rear entrance to QMC. Look for and take a right hand turn at the traffic junction onto Gregory Street and the property can then be found on the left hand side identified by our For Sale board. Ref. 1092NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		73	
(69-80) C			
(55-68) D			
(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.