

Woodside Road,  
Lenton Abbey, Nottingham  
NG9 2SD

**£210,000 Freehold**



A well-maintained two-bedroom, mid terrace property.

Situated in a convenient location, you are surrounded by local amenities including shops, public houses, healthcare facilities, restaurants, and transport links, with both tram and bus stops a short walk away. There is also the advantage of both the Queens Medical Centre and Nottingham University within close proximity.

This great property would be considered an ideal opportunity for a large variety of buyers, including first time buyers, young professionals or investors looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, living room, and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and family bathroom.

Outside the property is a lawned garden with hedged boundaries and off-street parking for one car. The enclosed rear garden is paved with space for a shed.

With the advantage of gas central heating and UPVC double glazed throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the carpeted entrance hall.

### Living Room

13'2" x 10'7" (4.03m x 3.24m )

Carpeted room, with radiator, gas fire and UPVC double glazed window to the front aspect.

### Kitchen Diner

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap. Space and fittings for freestanding appliances to include range double oven, fridge freezer, dishwasher, washing machine and dryer. Tiled flooring and UPVC double glazed window and door to the rear garden.

### First Floor Landing

Access to the loft hatch

### Bedroom One

13'1" x 9'4" (4.01m x 2.86m )

Carpeted room, with radiator, built in storage cupboard and UPVC double glazed window to the front aspect.

### Bedroom Two

9'8" x 8'3" (2.95m x 2.52m )

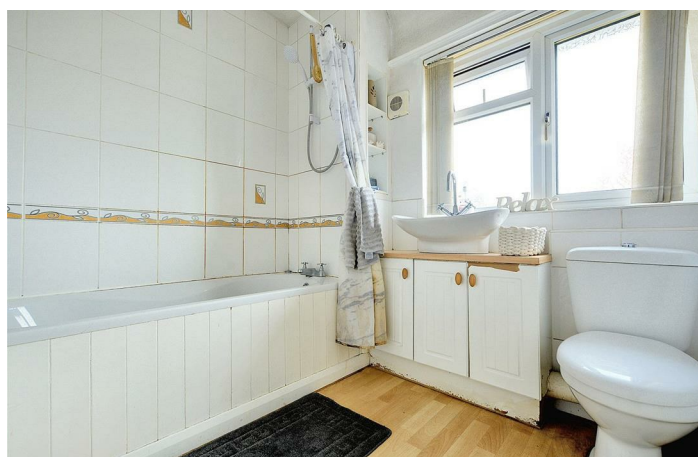
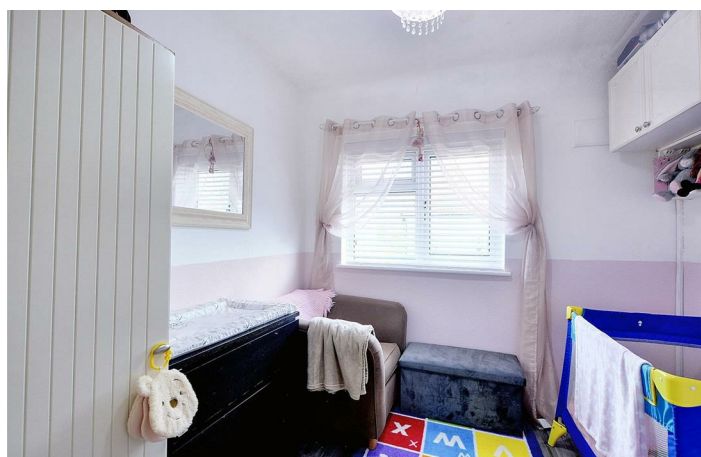
Carpeted room, with radiator, and UPVC double glazed window to the rear aspect.

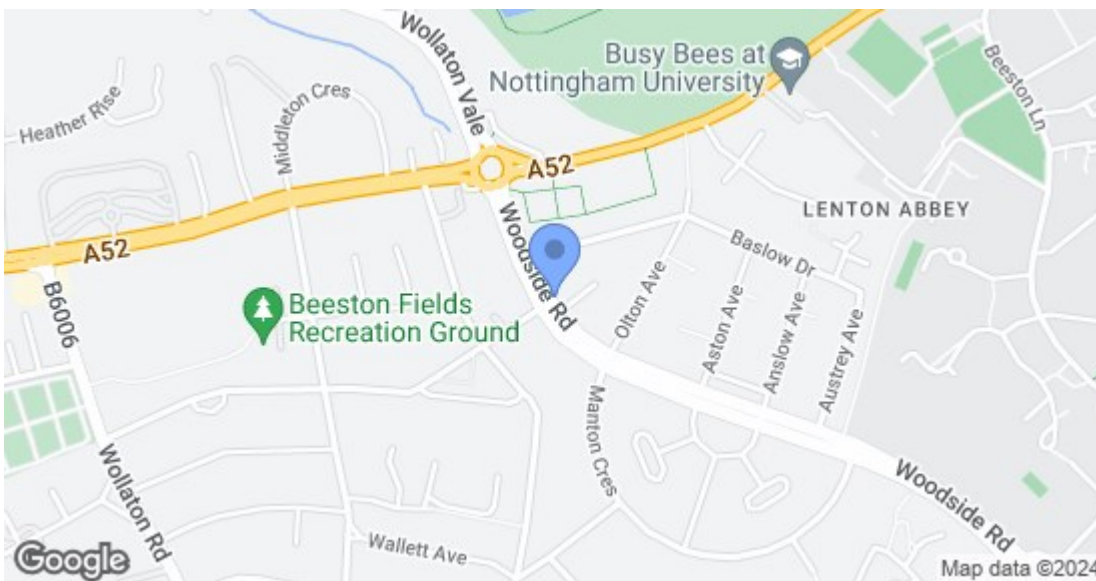
### Bathroom

Incorporating a bath with electric power shower above, wash hand basin and low flush WC. Part tiled walls and laminate flooring, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front is a paved driveway for off street parking, lawned beyond with hedged boundary and stepped footpath to the front door. The enclosed rear garden is paved with space for a shed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.