

# Robert Ellis

*look no further...*



Baslow Drive,  
Lenton Abbey, Nottingham  
NG9 2SR

**£175,000 Freehold**

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A traditional two-bedroom, mid terrace property with the benefit of no upward chain.

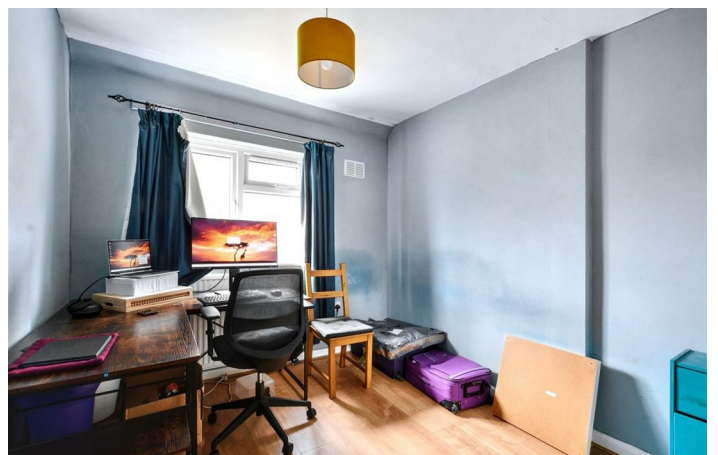
Situated in Lenton Abbey, you are well positioned with easy access to both Nottingham City Centre and Beeston High Street, therefore have a wealth of local amenities on your doorstep, such as: Queen's Medical Centre, shops, public houses, restaurants, and transport links.

The well proportioned 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 rental portfolio.

In brief the internal accommodation comprises: an entrance hall, lounge and breakfast kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside to the front of the property is a driveway providing off-road parking for two cars. To the rear there is a private and enclosed rear garden, which is mainly laid to lawn, and has a timber shed and hedged boundaries.

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



### Entrance Hall

UPVC double glazed door through to the entrance hall.

### Lounge

Reception room, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Breakfast Kitchen

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include cooker, fridge freezer and washer dryer. Wall mounted boiler, two UPVC double glazed windows to the rear aspect and door out to the rear garden.

### First Floor Landing

Access to loft hatch.

### Bedroom One

A double bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

A double bedroom, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a driveway providing off-road parking for two cars, and hedged boundaries. The rear garden is then primarily lawned, with a shed and hedged boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

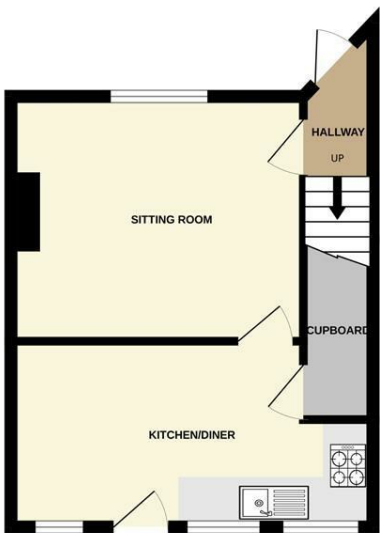
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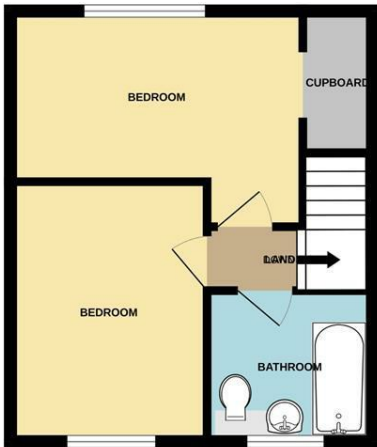




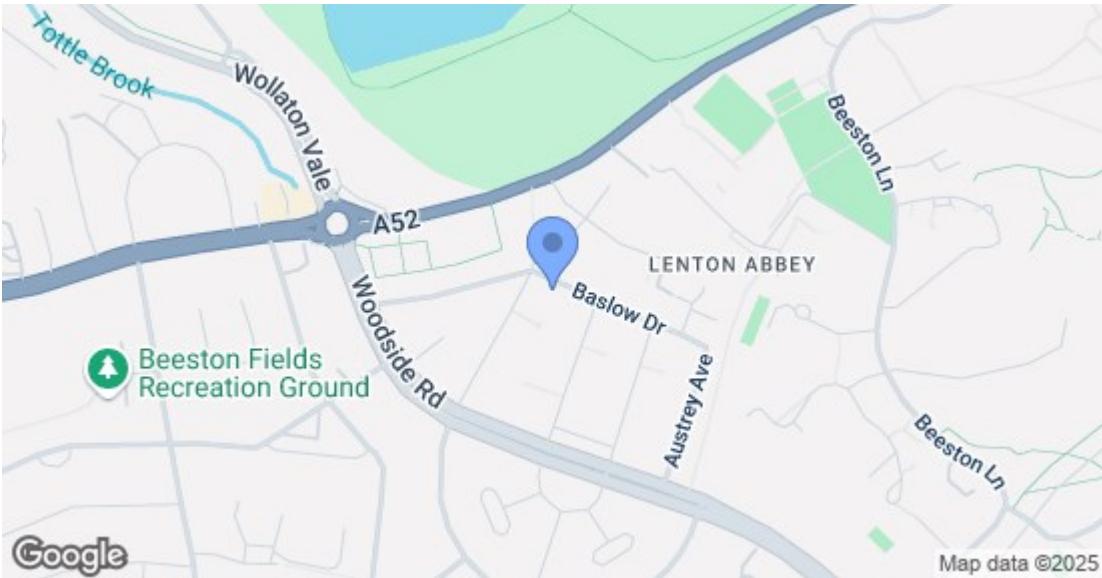
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 90        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (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 <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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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