



**Trowell Grove**  
**Trowell, Nottingham NG9 3QH**

**£185,000 Freehold**

A TRADITIONAL THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH IMMEDIATE VACANT POSSESSION.



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This property is situated in this highly regarded, suburban village of Trowell with the property situated towards the end of Trowell Grove having a particularly good size south-easterly facing rear gardens with views over surrounding open space. The rear boundary backs onto Pit Lane where there is potential for vehicle access or off-road parking with the removal of the current fence in place and many on the street have garages (this will of course require planning permission).

The property benefits from gas central heating served from a combination boiler and double glazed windows and has a relatively modern fitted kitchen and bathroom. The property does however require some cosmetic improvement, offering great potential for the incoming buyer to put their own mark upon it.

The accommodation currently comprises of an entrance hall, lounge, kitchen with access to the ground floor bathroom. To the first floor the landing provides access to three bedrooms.

Trowell benefits from its own primary school, regular bus service to nearby towns and suburbs and the property offers great commutability with good road networks leading to Beeston, Nottingham University, Queens Medical Centre, Nottingham and Derby via the A52.

This property is ideal for first time buyers looking to take their first steps onto the property market.



### Entrance Hall

UPVC double glazed front entrance door, radiator, stairs to the first floor.

### Living Room

12'9" x 12'0" approx (3.9m x 3.67m approx)

Radiator, double glazed bay window to the front.

### Kitchen

10'11" x 10'4" approx (3.34m x 3.15m approx)

Incorporating a relatively modern fitted range of wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for a washing machine, counter appliance space. Wall mounted Baxi gas combination boiler (for central heating and hot water). Full height storage cupboard and understair walk-in closet. Radiator, double glazed window and door to the rear. Door to:

### Bathroom

9'4" x 4'4" approx (2.87m x 1.34m approx)

Three piece suite comprising pedestal wash hand basin, low flush w.c. and panelled bath with thermostatic control shower over. Built-in storage cupboard, radiator, double glazed window to the rear.

### First Floor Landing

Double glazed window, loft hatch and doors to:

### Bedroom 1

11'3" x 10'9" to 15'4" (3.44m x 3.30m to 4.69m )

Original tiled fireplace, radiator, two double glazed windows to the front.

### Bedroom 2

10'11" x 8'1" approx (3.35m x 2.48m approx)

Radiator, double glazed window to the rear enjoying views over the garden and playing fields.

### Bedroom 3

7'7" x 6'8" approx (2.33m x 2.05m approx)

Radiator and double glazed window to the rear enjoying views over the garden and playing fields.

### Outside

To the front is a semi open plan garden laid to lawn with shrub beds. Gated pedestrian access at the side of the house leads to the rear garden where there is a patio, generous lawn and further paved and gravelled area at the foot of the plot. To the rear boundary is a fence and pedestrian gate leading to a small further rough garden area which is open to Pit Lane which is a public access, no through road and therefore gives the potential to provide for off street parking with the removal of the rear boundary fence.

### Directions

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue into Pasture Road and at the mini traffic island, turn left onto Trowell Road/Stapleford Road, taking the 2nd right onto Trowell Grove. Continue along the road where the property can be found on the right hand side. 8868PS

### Council Tax

Broxtowe Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

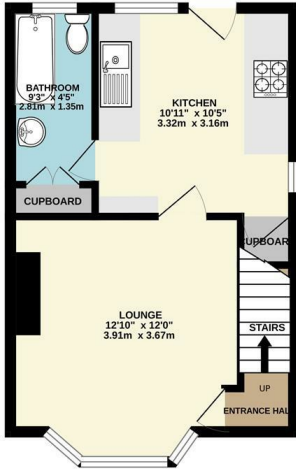
Non-Standard Construction – No

Any Legal Restrictions – No

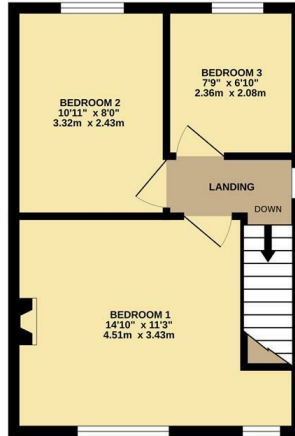
Other Material Issues – No



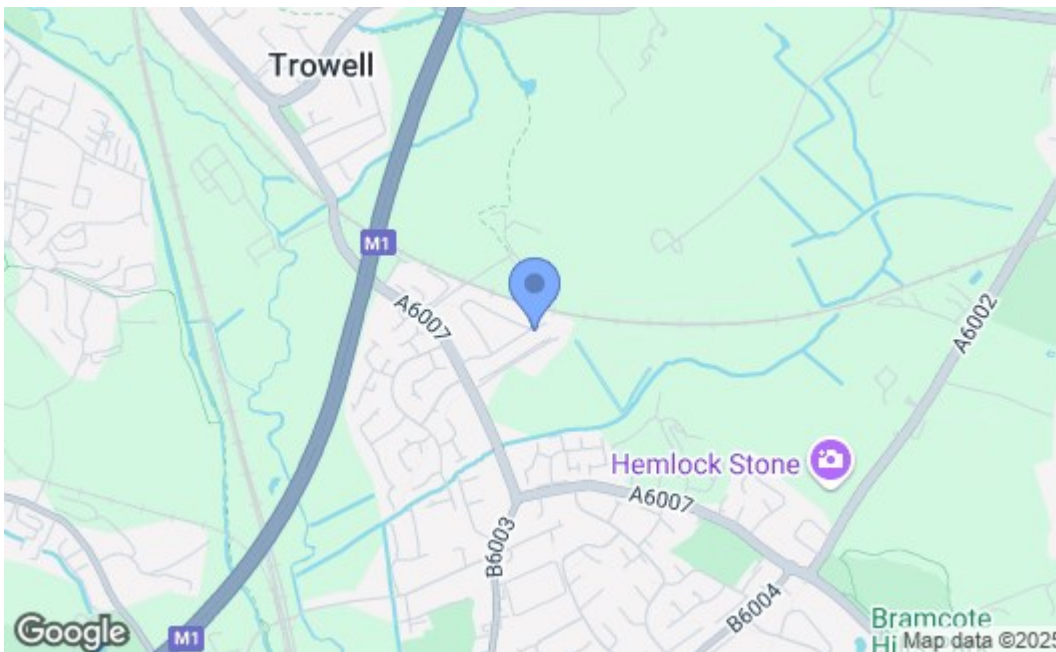
GROUND FLOOR



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			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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