



Trowell Grove  
Trowell, Nottingham NG9 3QH

**£165,000 Freehold**

A TWO STOREY SEMI DETACHED HOUSE.



A two bedroom semi detached house requiring some modernisation and refurbishment but offering great potential to home owners to put their own mark upon it.

What sets this property apart from many is the substantial rear garden which has the benefit of off-street parking accessed from Pit Lane to the rear. The property also enjoys views over the recreation ground off Pit Lane and also to walks through the adjacent open space which leads to the Hemlock Stone.

The property is centrally heated by a combination boiler and part double glazed. The accommodation comprises entrance hall, lounge and dining kitchen to the ground floor. The first floor landing provides access to two bedrooms and bathroom/WC.

The property is situated in the popular suburban village of Trowell with its own primary school and good road networks lead to the nearby larger towns of Ilkeston, Stapleford and Beeston, as well as Nottingham city centre.

Offered for sale with NO CHAIN, this property is ideal for first time buyers who are looking for a project.



## ENTRANCE HALL

Double glazed front entrance door towards the lounge.

## LOUNGE

13'3" x 11'11" (4.06 x 3.65)

Radiator, window to the front.

## DINING KITCHEN

11'11" x 10'9" (3.64 x 3.30)

Range of wall and base units with work surfacing and stainless steel sink unit with single drainer. Gas cooker point, wall mounted gas boiler (for central heating and hot water), plumbing and space for washing machine, further appliance space. Walk-in pantry with window. Double glazed window and door to the rear.

## FIRST FLOOR LANDING

Loft hatch, window, doors to bedrooms and bathroom.

## BEDROOM ONE

11'4" x 12'1" (3.46 x 3.70)

Overstairs store cupboard, radiator, windows to the front.

## BEDROOM TWO

11'1" x 7'9" (3.39 x 2.37)

Radiator, window to the rear.

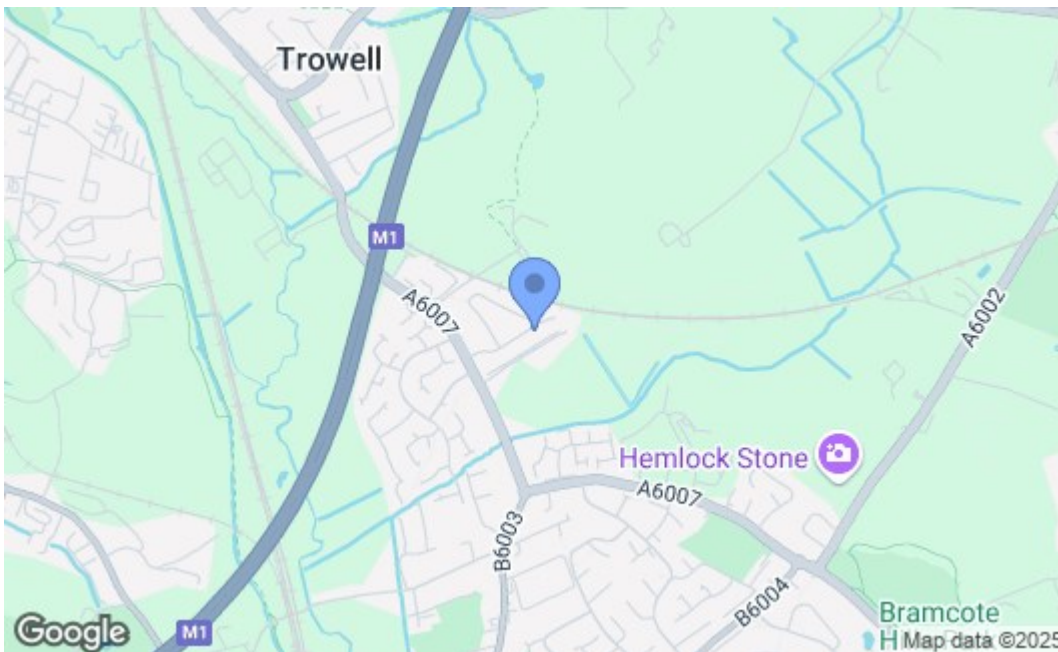
## BATHROOM

Incorporating a relatively modern white three piece suite comprising wash hand basin with vanity unit, low flush WC, bathtub with twin rose thermostatically controlled shower system over. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

The property has an enclosed front garden fenced-in with pedestrian gate leading to the front door. There is gated pedestrian access at the side of the house leading to the rear garden. The garden is generous laid mainly to lawn. There is a decked area in need of some repair. Integrated outhouse. At the foot of the plot, there is off-street parking which is accessed from the adopted road, Pit Lane.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		63	
(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>			
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	

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.