



Loughbon, Orston

Nottingham, Nottinghamshire, NG13 9NH

NEWTONFALLOWELL 

Loughbon, Orston

Nottingham, Nottinghamshire, NG13 9NH

£215,000

Offered to the market is this three bedroom semi-detached home located within the desirable Village of Orston. Requiring modernisation and accommodation comprising: Entrance hall, Kitchen, Living room, bathroom, utility room and w.c to the ground floor and three bedrooms and w.c to the first floor. Gardens and driveway providing off street parking. No Upward Chain. EPC Rating -D. Freehold.

Entrance

Doors to the Living Room, Bathroom and Kitchen and stairs rising to the first floor.

Living Room

12'7" x 18'6" (3.85 x 5.64)

UPVC double glazed windows to the front and rear elevations, storage and open fireplace.

Bathroom

6'3" x 6'4" (1.91 x 1.95)

UPVC double glazed window to the front elevation. Fitted with a two piece suite comprising: Bath and wall mounted wash basin.



Kitchen

12'3" x 13'6" (max) (3.74 x 4.14 (max))

Coal burning stove, Units, inset sink and drainer, under stairs storage cupboard, walk-in party with cold shelf and uPVC double glazed window, door top Hall and uPVC double glazed window to the rear elevation.

Hall

Door accessing the driveway and latch and brace doors to the W.C. and Utility Room.

W.C.

W.C and uPVC double glazed window to the side elevation.

Utility Room

8'2" x 5'10" (2.50 x 1.79)

UPVC double glazed window to the front elevation.

Landing

UPVC double glazed window to the rear elevation, built-in storage and doors to the Bedrooms and W.C.

W.C.

UPVC double glazed window and W.C.

Bedroom One

10'1" x 15'8" (3.09 x 4.80)

UPVC double glazed window to the front elevation and built-in wardrobes.

Bedroom Two

9'9" x 12'6" (2.99 x 3.82)

UPVC double glazed window to the front elevation and built-in wardrobes.

Bedroom Three

9'2" x 8'3" (2.80 x 2.52)

UPVC double glazed window to the rear elevation.

Outside

The front garden is laid mainly to lawn with shrub borders, there is a driveway providing off street parking and leading up to a car port and access to the rear.

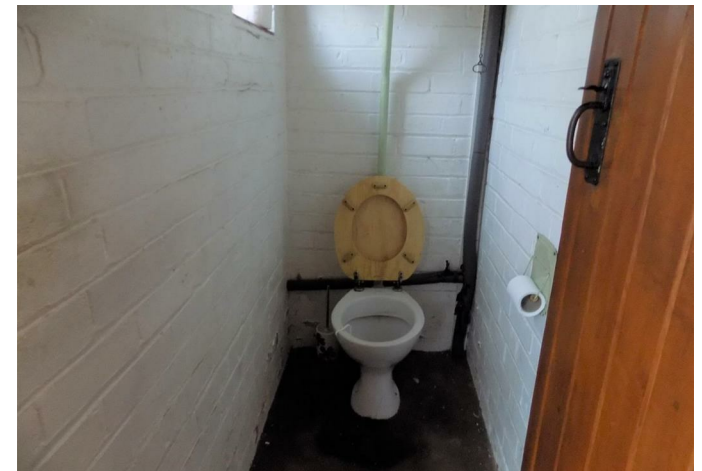
Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

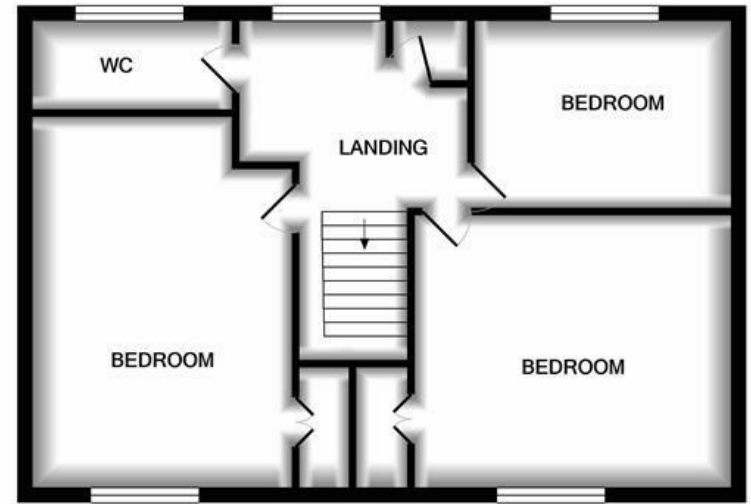
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

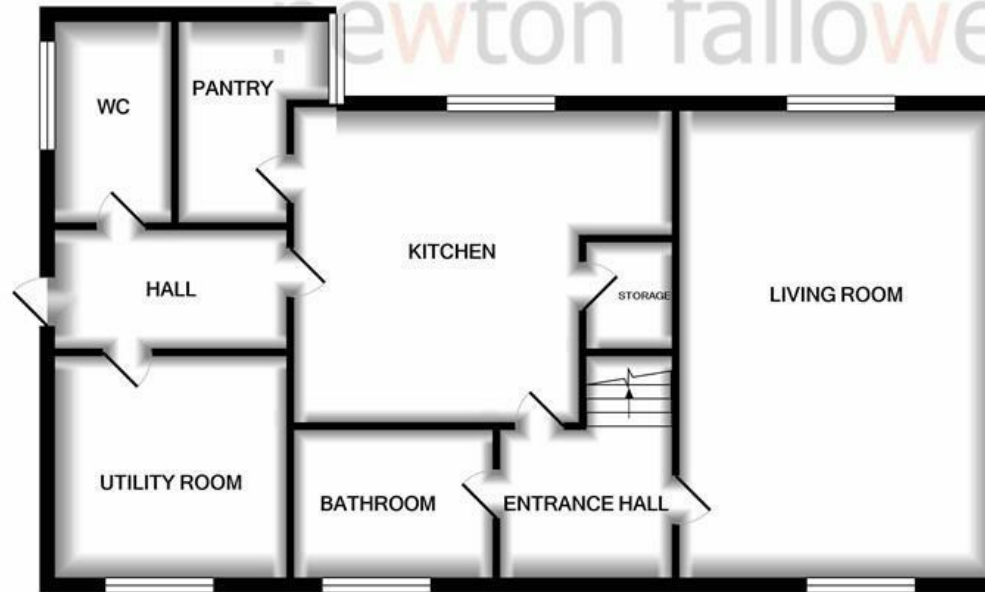




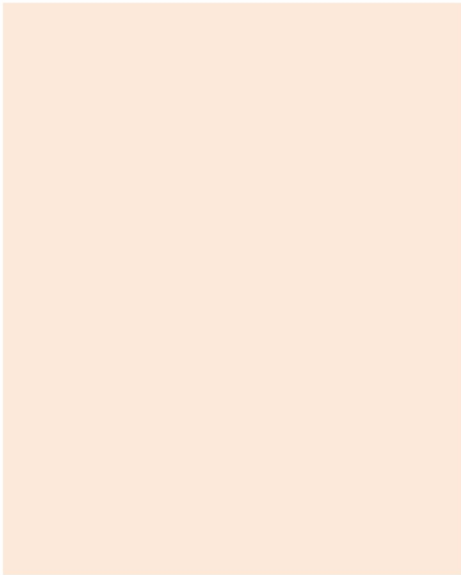
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



1ST FLOOR



GROUND FLOOR



**NEWTON
FALLOWELL**

t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

