







£180,000

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Barker Hill  
Lowdham  
Nottingham  
NG14 7BH

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EPC Rating 'D'

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A two bedroom first floor maisonette with a sizable rear garden and outside storage. The property is located within the popular village of Lowdham with good transport links including regular public transport. In brief the accommodation comprises a reception hallway with cloaks cupboard, living room, modern kitchen, two DOUBLE bedrooms and modern shower room. The property is offered for sale with no upward chain and positioned in a cul-de-sac location. Lowdham is a sought after village location with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist and a Primary School





#### HALLWAY

9' 7" x 5' 9" (2.92m x 1.75m)

#### LANDING

14' 2" x 2' 11" (4.32m x 0.89m)

#### LIVING ROOM

14' 2" x 12' 9" (4.32m x 3.89m)

#### KITCHEN

9' 5" x 7' 7" (2.87m x 2.31m)



#### SHOWER ROOM

9' 7" x 5' 7" (2.92m x 1.7m)

#### BEDROOM ONE

16' 5" x 11' 11" (5m x 3.63m)

#### BEDROOM TWO

11' 10" to the maximum, into recess x 11' 4" (3.61m x 3.45m)

#### LEASE INFORMATION

Date : 20 May 2002

Term : 125 years from 20 May 2002 to expire on 21 May 2125

Rent : £10

Parties : (1) Newark and Sherwood District Council

(2) Dennis Arthur Spencer and Vicki Annette Spencer

Tenure: Leasehold

Council Tax Band A

Local Authority: Newark and Sherwood District Council

**Property Directions:** Entering Lowdham from Lowdham Island/Magna Charta Pub & Grill end, continue through the village, passing Co-op on the right hand side, eventually taking a right hand turn onto Franklin Road. Turn right at the end, continuing on Franklin Road, take a left turn onto Barker Hill and first right, continuing on Barker Hill. The property can be identified by our for sale board on the right hand side.

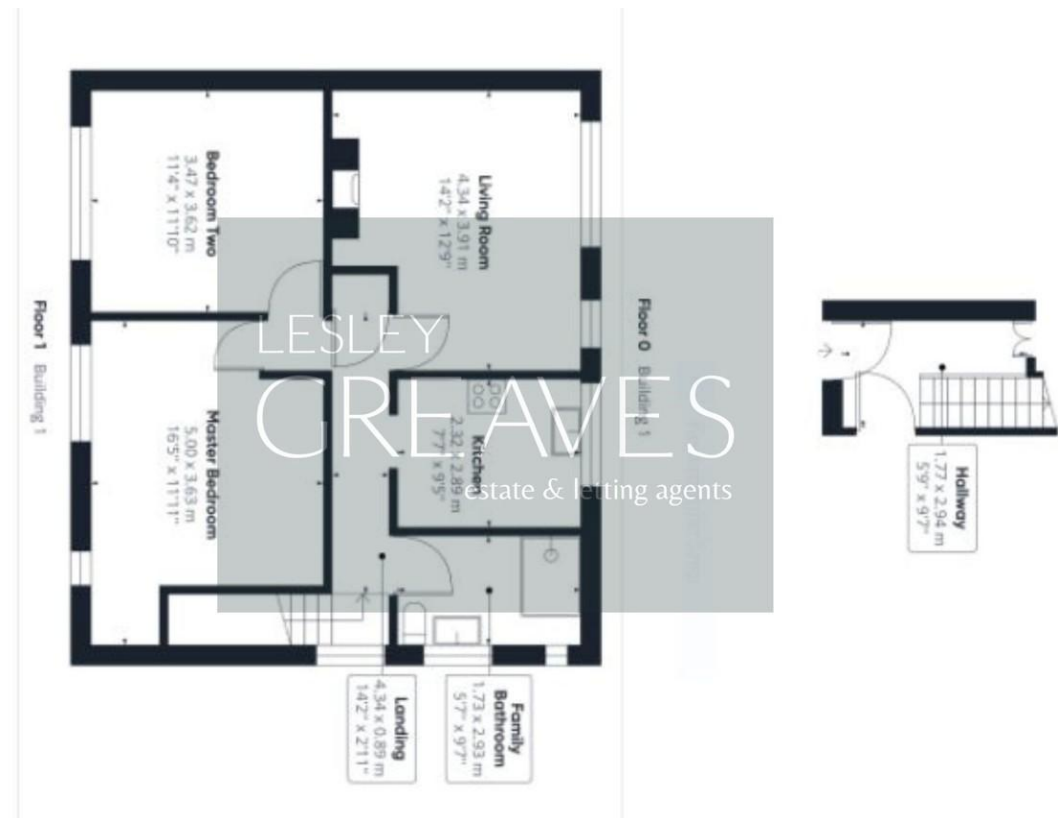
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

### Gedling

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### Contact Us

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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