



**Kendal Court, West Bridgford, Nottingham, NG2 5HE**  
£160,000 Leasehold



# Kendal Court, West Bridgford

2 Bedrooms, 1 Bathroom

£160,000

- Two Bedroom First Floor Maisonette
- Neutral Finish Throughout
- No Onward Chain
- Canal Views
- Private Garden
- Allocated Parking
- Ideal BTL or FTB

Being offered to the market with no onward chain, this two bedroom first floor maisonette offers a modern and neutral finish throughout and makes an ideal first time purchase or buy to let opportunity. The accommodation comprises of a private entrance with stairs leading to the first floor, a spacious lounge/diner, fitted kitchen, two bedrooms and a fitted bathroom. The property benefits from off road parking, a private garden to the rear and fantastic views over the canal. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external uPVC door with a fitted carpet and stairs rising to the first floor.

**HALL** With a fitted carpet, airing cupboard, loft hatch, UPVC double glazed window to the side elevation and two ceiling lights

**LOUNGE/DINER** 18' x 10' (5.49m x 3.05m) With a fitted carpet, UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**KITCHEN** 9' 6" x 6' 2" (2.9m x 1.88m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splashback tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, fridge/freezer, integrated dishwasher, over stairs storage cupboard, uPVC double glazed window to the front elevation, wood effect vinyl flooring, wall mounted radiator and ceiling light.

**MASTER BEDROOM** 12' x 9' 11" (3.66m x 3.02m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 9' 6" x 8' 10" (2.9m x 2.69m) With a fitted carpet uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer taps, electric shower over, low flush WC, pedestal wash hand basin, vinyl floor covering, part ceramic wall tiling, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

**EXTERNAL** The property enjoys a private low maintenance garden to the rear which is mainly laid with slate chippings and there is an allocated parking space.

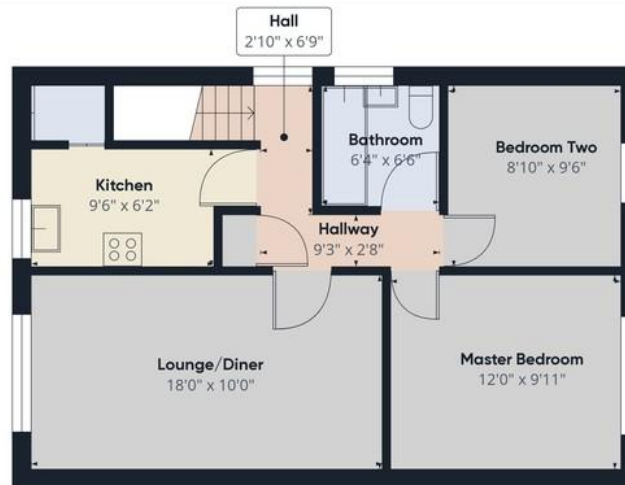






Approximate total area<sup>m</sup>  
591.81 ft<sup>2</sup>

Floor 0



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ  
T: 0115 8533230 • E: nottingham@martinco.com

# 0115 8533230

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

