



**Deepdene Way, Nottingham, NG8 6BG**  
£160,000 Freehold

  
**MARTIN&CO**

# Deepdene Way, Nottingham

3 Bedrooms, 1 Bathroom

£160,000

- Three Bedroom Semi-Detached House
- Ideal Project
- Off Road Parking
- Enclosed Rear Garden
- Popular Location
- Extended Hallway & Rear Lobby
- Freehold

Requiring a programme of renovation throughout this extended three bedroom semi-detached property is situated in a popular residential location. Offering easy access to local amenities and transport links the property briefly comprises of an entrance hall leading through to the living room, kitchen/diner with French Doors to the rear garden and a rear lobby to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally, the property has off-road parking to the front and a good sized rear garden. The property is being offered to the market with no onward chain.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL** Accessed via an external uPVC door with wood effect laminate flooring, window to the side elevation, stairs rising to the first floor and two ceiling lights

**LIVING ROOM** 14' 10" x 11' 0" (4.52m x 3.35m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, gas fire and surround wall mounted radiator and ceiling light.

**KITCHEN/DINER** 18' 0" x 8' 5" (5.49m x 2.57m) With a range of high and low level fitted units with a rolled edge worktop over incorporating a sink vinyl floor covering wall mounted radiator, two uPVC double glazed windows to the rear elevations and French Doors to the rear garden under stairs storage and two ceiling lights.

**REAR LOBBY** 12' 4" x 4' 9" (3.76m x 1.45m) With vinyl floor covering, window to the side elevation, uPVC external door to the rear garden, wall mounted radiator and ceiling light.

**LANDING** With a fitted carpet, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

**MASTER BEDROOM** 11' 4" x 9' 10" (3.45m x 3m) With a fitted carpet, UPVC double glaze window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 10' 0" x 9' 10" (3.05m x 3m) With a fitted carpet, UPVC double glazed window to the rear elevation, wall mounted radiator, storage cupboard and ceiling light.

**BEDROOM THREE** 7' 11" x 7' 0" (2.41m x 2.13m) With a uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a low flush WC pedestal wash hand basin bath with electric shower over vinyl floor covering partial wall tiling, opaque UPVC double glazed window to the side

elevation and ceiling light.

**EXTERNAL** There is a rear garden which is mainly laid to lawn with a raised patio area, fence boundary and gate access. To the front is a garden which is mainly laid to lawn with a driveway providing off-road parking and a hedged and walled boundary.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
773.33 ft<sup>2</sup>

(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.

GIRAFFE 360

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