



Plantagenet Street, St Anns, Nottingham, NG3 1HL
Offers In Region Of £130,000 Freehold



Plantagenet Street, St Anns

2 Bedrooms, 1 Bathroom

Offers In Region Of £130,000

- Two Bedroom Town House
- Ideal Investment Opportunity or First Time Purchase
- No Onward Chain
- Neutral Finish Throughout
- Off Road Parking To Rear
- Excellent Location - Close To City Centre
- Freehold

Making an ideal buy to let opportunity with tenants in situ or first time purchase, this two bedroom town house sits in an excellent location just a short distance from the City Centre. The accommodation comprises of an entrance hall leading through to a living room and breakfast kitchen. To the first floor there is a well proportioned double bedroom with fitted storage, a second single bedroom and a bathroom.

Externally, the property has both front and rear gardens and there is off road parking to the rear. The property is also being sold with no onward chain.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



HALLWAY Accessed via an external uPVC door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

LIVING ROOM 13' x 12' 5" (3.96m x 3.78m) With a fitted carpet, wall mounted radiator, window to the front elevation and ceiling light.

BREAKFAST KITCHEN 12' 5" x 7' 4" (3.78m x 2.24m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer and breakfast bar area, splash back tiling, cooker point, washing machine plumbing, vinyl floor covering, window to the rear elevation, uPVC door to the rear garden and ceiling light.

LANDING With a fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 12' 4" x 9' 5" (3.76m x 2.87m) With a fitted carpet, window to the front elevation, fitted wardrobe and over stairs storage cupboard, wall

mounted radiator and ceiling light.

BEDROOM TWO 8' 5" x 6' 1" (2.57m x 1.85m) With a fitted carpet, window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panel bath with electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, opaque window to the rear elevation, wall mounted radiator and ceiling light.

EXTERNAL The property has a front garden which is mainly laid to lawn, an enclosed rear garden which is laid to lawn with a paved patio area, fenced boundary and gate access. There is also off road parking to the rear and on road permit parking to front.







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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.

