



Ednaston Road, Dunkirk, Nottingham, NG7 2JF
£240,000 Freehold


MARTIN&CO

Ednaston Road, Dunkirk

2 Bedrooms, 1 Bathroom

£240,000

- Two Bedroom Semi-Detached House
- Immaculately Presented
- No Onward Chain
- Deceptively Spacious
- Ideal FTB or BTL
- Excellent Location - Close to QMC & UoN
- Freehold

Immaculately presented throughout, this deceptively spacious two bedroom semi-detached house appeals to both first time buyer and buy to let investors alike. Perfectly situated within easy proximity of both the Queens Medical Centre and the University of Nottingham and being offered to the market with no onward chain the accommodation comprises of a hallway leading through to a spacious living room with stained glass bay window, fitted kitchen and separate dining room to the ground floor. To the first floor there are two large double bedrooms the master benefiting from fitted storage and a modern fitted bathroom. Externally, the property has an enclosed rear garden and on road permit parking is available. Early viewing is strongly recommended.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY Accessed via an external door with a fitted carpet, wall mounted radiator, stained glass uPVC double glazed window to the front elevation, stairs rising to the first floor and ceiling light.

LIVING ROOM 14' 5" x 14' (4.39m x 4.27m) With a fitted carpet, feature fireplace, uPVC double glazed stained glass bay window to the front elevation, wall mounted radiator, under stairs storage cupboard and ceiling light.

KITCHEN 10' x 9' 2" (3.05m x 2.79m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, cooker point, washing machine plumbing, vinyl floor covering, uPVC double glazed window and door to the rear elevation and ceiling light.

DINING ROOM 9' 11" x 7' 8" (3.02m x 2.34m) With a fitted carpet, dual aspect uPVC double glazed windows to the rear and side elevations, wall mounted radiator

and ceiling light.

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

MASTER BEDROOM 12' 11" x 10' 11" (3.94m x 3.33m) With wooden flooring, stained glass uPVC double glazed window to the front elevation, fitted storage, over stairs storage cupboard, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 3" x 9' 3" (3.43m x 2.82m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

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

EXTERNAL The property enjoys an enclosed south-east facing rear garden which is laid to lawn with a range of mature shrubs and trees, a large patio area, shed, fenced boundary and secure gate access. To the front is a low maintenance walled garden.









Floor 0



Floor 1

Approximate total area⁽¹⁾
723.87 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.

