



Old Church Street, Lenton, Nottingham, NG7 2NW
£210,000 Freehold



Old Church Street, Lenton

2 Bedrooms, 1 Bathroom

£210,000

- Two Bedroom End Terrace
- Deceptively Spacious Interior
- Enclosed Rear Garden
- Sought After Location
- Close To QMC, University of Nottingham & NET Tram Network
- No Onward Chain
- Council Tax Band A

Being offered to the market with no onward chain this two bedroom end-terrace property is deceptively spacious throughout and is situated in this sought after location within close proximity of the QMC, University of Nottingham and NET Tram Network. The accommodation briefly comprises of an entrance hall, living room with bay window, large kitchen/diner, two double bedrooms and a fitted bathroom. Externally, the property has an enclosed rear garden and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

there is off road parking to the front (no dropped kerb). Early viewing is strongly recommended.

HALLWAY Accessed via an external uPVC door with wood effect vinyl floor covering, opaque uPVC double glazed window to the side elevation, wall mounted radiator, stairs rising to the first floor and ceiling light.

LIVING ROOM 12' 4" x 11' 5" (3.76m x 3.48m) With wood effect laminate flooring, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

KITCHEN/DINER 15' 3" x 11' 2" (4.65m x 3.4m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooler point, washing machine plumbing, vinyl floor covering, wall mounted radiator, under stairs storage cupboard, two uPVC double glazed windows to the side and rear elevations, external uPVC door to the rear garden and two ceiling lights.

LANDING With wood effect laminate flooring, an opaque uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 14' 10" x 10' 11" (4.52m x 3.33m) With wood effect laminate flooring, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 1" x 9' 6" (3.38m x 2.9m) With wood effect laminate flooring, 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 and electric shower over, low flush a.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property has an enclosed rear garden which is mainly laid to lawn with a separate covered patio area to the side, walled and fenced boundary and secure gate access. To the front is a gravelled garden and an off road parking space (no dropped kerb access).







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