

**FOR SALE**



**Tobias Close, Heronridge**  
**Guide Price £110,000**

  
**MARTIN&CO**





## Tobias Close, Heronridge

2 Bedrooms, 1 Bathroom

**Guide Price £110,000**

- Well Presented Two Bedroom Ground Floor Maisonette
- Large Garden/Additional Plot of Land
- Potential Additional Dwelling (STPP)
- Conservatory

GUIDE PRICE £110,000-£120,000. Martin & Co. are pleased to welcome to the market this well presented two bedroom, ground floor maisonette with the benefit of further land to the side providing for potential for an additional dwelling subject to planning permission. Offering a landscaped garden, conservatory, garage along with two double bedrooms, early viewing is strongly recommended.

**ENTRANCE PORCH** Accessed via an external uPVC door with ceramic tiled floor and uPVC door to the lounge.

**LOUNGE** 17' 3" x 10' 0" (5.26m x 3.05m) With a uPVC double glazed window to the front elevation, electric fire and surround, TV aerial point, wood effect flooring, wall mounted radiator and two ceiling lights.

**KITCHEN** 9' 5" x 7' 8" (2.87m x 2.34m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, hob and extractor over, vinyl floor covering, ceiling light and opening out into the conservatory.

**CONSERVATORY** 8' 9" x 6' 8" (2.67m x 2.03m) With a range of uPVC double glazed windows, uPVC



external door to the rear garden, vinyl floor covering and wall mounted radiator.

**INNER HALLWAY** With wood effect flooring, storage cupboard and ceiling light.

**MASTER BEDROOM** 14' 7" x 9' 3" (4.44m x 2.82m) With a uPVC double glazed window to the rear aspect, fitted carpet, wall mounted radiator and ceiling light.

**BEDROOM TWO** 12' 1" x 9' 3" (3.68m x 2.82m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

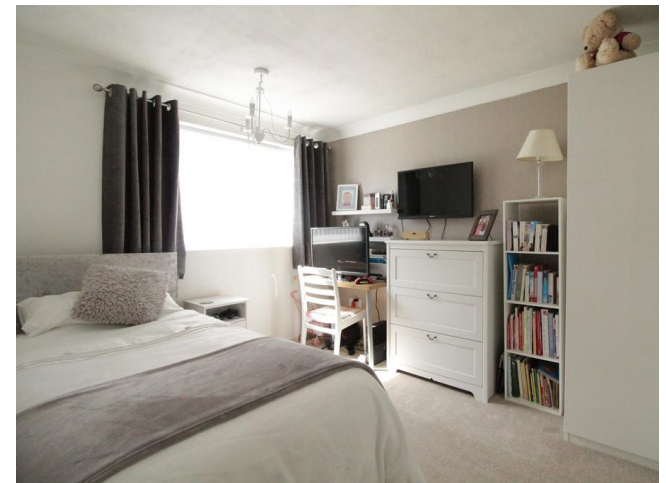
**BATHROOM** With a fitted suite comprising of a bath with electric shower over, low flush w.c, pedestal wash hand basin, ceramic floor tiling and part wall tiling, opaque uPVC double glazed window to the rear, wall mounted radiator, storage cupboard and ceiling light.

**EXTERNAL** The property offers a small yard area to the front and a rear garden which has been

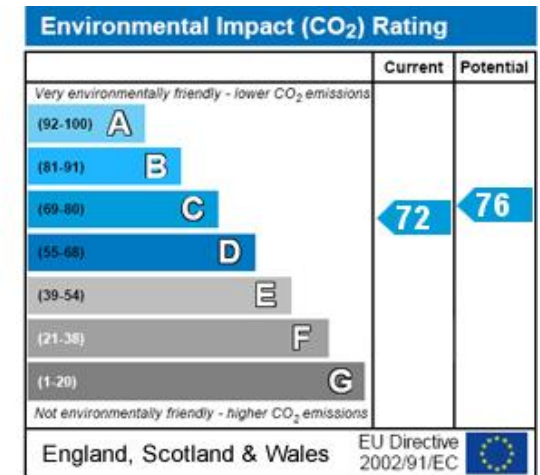
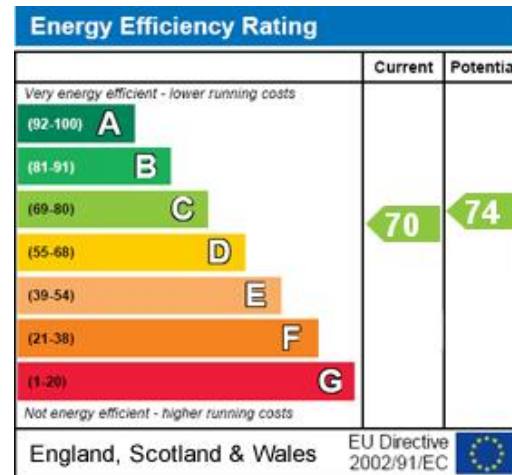
landscaped to provide a spacious patio area and tiered flower beds. There is also a fenced boundary with secure gate access.

There is also a garage situated within a block with up and over door.

Additionally there is a large plot to the side of the property which is currently mainly laid to lawn. The land currently is adjoined with the rear garden, however, it does have a separate entrance from the street so has the potential to be formally separated and for a separate dwelling to be constructed subject to the relevant planning permissions being obtained from the local council.



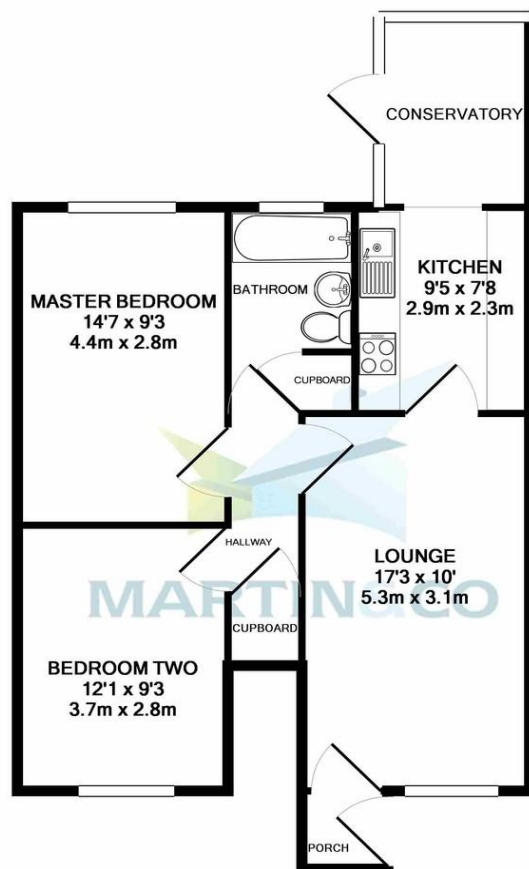












TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Martin & Co Hucknall

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