



9 Trowell Grove, Trowell, NG9 3QJ

**O.I.R.O £150,000**

RENSHAW ESTATES are Pleased to offer this RECENTLY RENOVATED TWO BED SEMI-DETACHED  
\* Refitted Dining Kitchen \* REFITTED BATHROOM \* Enclosed Rear Garden \* DRIVEWAY \* Combination  
Boiler \* POPULAR LOCATION \* Bay Fronted Lounge \* VIRTUAL TOUR AVAILABLE \*



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## ENTRANCE HALL

UPVC double glazed door, radiator, stairs to first floor.

## LOUNGE 4M X 3.6M (13'1" X 11'10")

UPVC double glazed Bay window, radiator.

## DINING KITCHEN 4.6M X 3.3M (15'1" X 10'10")

UPVC double glazed French doors and two windows, panelled radiator, wall and base units with roll edge worktops with up stands, gas hob, electric oven, stainless extractor hood, single drainer sink, tiled flooring, ceiling spotlights, under stairs storage cupboard housing 'Worcester' Combination boiler.

## LANDING

UPVC double glazed window, loft access.

## BEDROOM 3.5M X 3.3M (11'6" X 10'10")

UPVC double glazed window, radiator, range of fitted wardrobes, walk in over stairs storage cupboard with UPVC double glazed window.

## BEDROOM 3.3M X 2.4M (10'10" X 7'10")

UPVC double glazed window, radiator.

## BATHROOM 2.3M X 2.2M (7'7" X 7'3")

UPVC double glazed window, chrome heated towel rail, 'L' shaped panelled bath with dual rainfall shower over, pedestal wash basin, close coupled W.C., tiled walls and floor, ceiling spotlights.

## OUTSIDE

Front: Tarmac driveway.

Rear: Enclosed garden laid to lawn with slabbed patio and timber shed.

## EPC INFORMATION

Energy Efficiency Rating = D

## CURRENT COUNCIL TAX BAND

A

## NEED A COMPETITIVE MORTGAGE?

Interested in buying this property and need a mortgage? Don't hesitate to speak to our independent mortgage brokers, Renshaw Wealth, who will be only too pleased to help you... It may be more affordable than you think!!! Call our branch for a FREE INITIAL CONSULTATION.

## ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

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