



Trent Crescent,  
Attenborough, Nottingham  
NG9 6BY

**£225,000 Freehold**





A traditional two bedroom, bay fronted, semi-detached house.

Tucked away in a small and peaceful cul-de-sac between Attenborough Nature Reserve and Chilwell Manor golf course, this great property will be of particular appeal to a first time buyer or investor, though will be suitable for a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, sitting room and kitchen diner to the ground floor, rising to the first floor are two bedrooms and a bathroom.

Outside the property has parking to the front, with a detached garage beyond, and to the rear there is a mature and private, primarily lawned garden with mature shrubs and trees.

Having been well maintained by the current vendor, yet also offering excellent potential for the incoming purchasers to upgrade, remodel and potentially extend, subject to the necessary consents. An early internal viewing comes highly recommended in order to be fully appreciated.





### Entrance Hall

Composite entrance door, radiator and stairs leading to the first floor.

### Sitting Room

12'11" x 11'11" (3.96m x 3.64m )

Double glazed bay window to the front and radiator.

### Kitchen Diner

14'11" x 9'4" (4.56 x 2.87)

Fitted with a range of wall, base and drawer units, work surfacing with part tiled splashback, a 'Belling' cooker, one and half bowl sink with mixer tap, plumbing for a washing machine, radiator, three UPVC double glazed windows, tiled flooring, and a door to the exterior.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

14'10" x 12'0" maximum overall measurements (4.53m x 3.66 maximum overall measurements )

Two UPVC double glazed windows and radiator.

### Bedroom Two

12'2" x 8'9" (3.73 x 2.67)

UPVC double glazed window, radiator and airing cupboard housing the 'Worcester' boiler.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin, bath with 'Mira' shower over, part tiled walls, radiator and tiled flooring.

### Outside

To the front, the property has a drive with the garage beyond, and slate chipped area. To the rear, the property has a private and enclosed mature garden with a rear yard/patio, outside tap, well stocked beds and borders, mature shrubs and trees.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

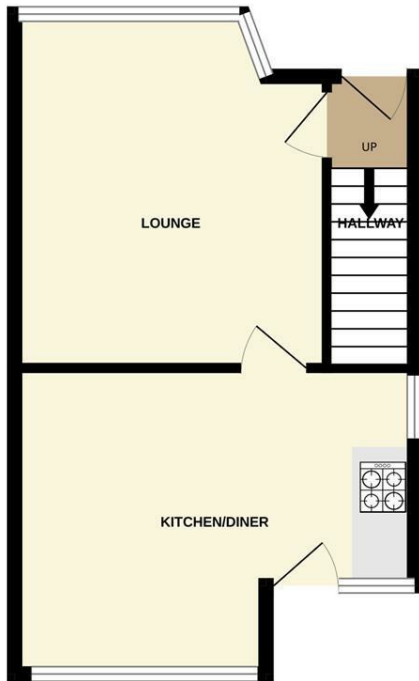
### Disclaimer

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

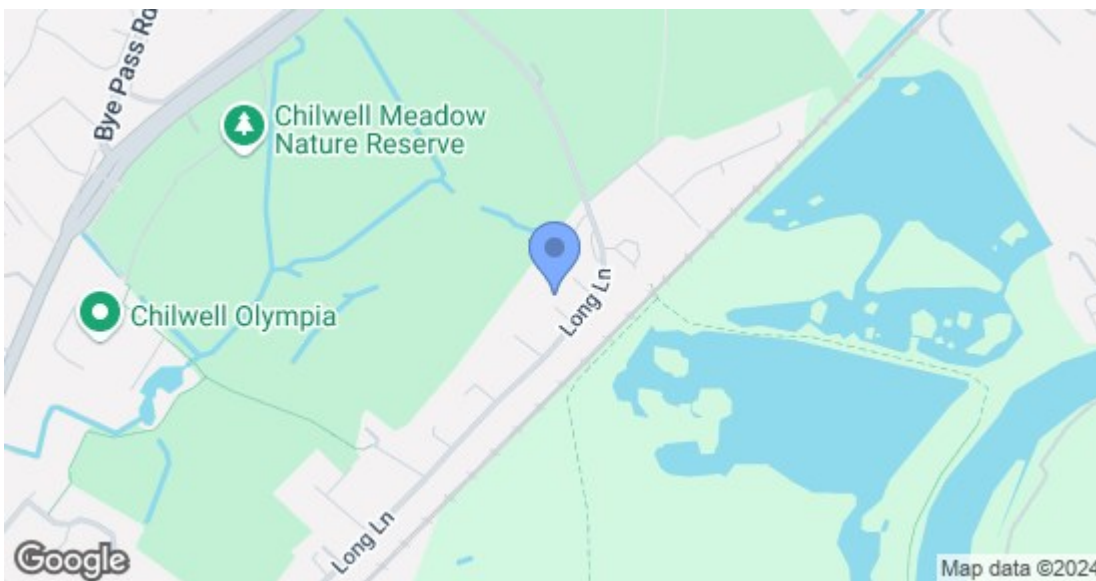
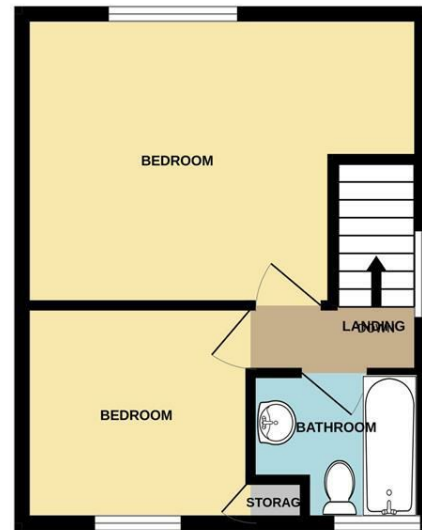




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 90        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 64                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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