



**St. Saviours Gardens  
The Meadows, Nottingham NG2 3LH**

A TWO DOUBLE BEDROOM END OF  
TERRACE PROPERTY SITUATED IN THE  
MEADOWS, NOTTINGHAM.

**Guide Price £175,000 - £180,000 Freehold**



\*\*\* MUST VIEW - GUIDE PRICE £175,000 - £180,000 \*\*\*

Robert Ellis Estate Agents are delighted to present this TWO-DOUBLE BEDROOM END OF TERRACE property located in The Meadows, Nottingham.

Ideal for first-time buyers or buy-to-let investors, this home offers proximity to Nottingham City Centre and West Bridgford, as well as local schools, transport links, and shops.

The front of the property features a lawn leading to the entrance, while the rear boasts a low-maintenance landscaped garden and on-road permit parking, with additional communal parking available.

The property comprises an entrance hallway, a fitted kitchen/diner, a lounge, two double bedrooms, and a family bathroom. Modern conveniences include newly installed UPVC double glazing and a refitted boiler, both with certificates.

To arrange your viewing, please call our Arnold Branch. Viewing is highly recommended.



### Entrance Hallway

Modern double glazed UPVC double door to the front elevation leading into the entrance hallway. Wall mounted radiator. Ceiling light point. Built-in storage cupboard with shelving. Staircase to the first floor landing. Internal doors leading into the kitchen diner and living room.

### Kitchen Diner

10' x 13'1 approx (3.05m x 3.99m approx)  
UPVC double glazed picture window to the front elevation with additional UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted base units incorporating laminate worksurfaces. Stainless steel 1.5 bowl sink and swan neck dual heat tap above. Space and point for a freestanding gas cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Ample space for dining table. Internal door leading into living room.

### Living Room

42'7"9"10" x 49'2"26'2" approx (13'3 x 15'08 approx)  
UPVC double glazed picture window to the rear elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard. Internal door leading into Hallway

### Hallway

4'07 x 3'04 approx (1.40m x 1.02m approx)  
UPVC double glazed door to the rear elevation leading to the enclosed rear garden. Linoleum flooring. Built-in shelving

### First Floor Landing

UPVC double glazed window to the side elevation. Ceiling light point. Loft access hatch. Airing cupboard housing Worcester Bosch gas central heating boiler. Internal doors leading into bedroom 1, 2 family bathroom

### Bedroom 1

15'08 x 9'11 approx (4.78m x 2.74m'3.35m approx)  
2 UPVC double glazed windows to the rear elevation. Wall mounted radiator. Ceiling light point. Built-in over the stairs wardrobes

### Bedroom 2

12'08 x 9'06 approx (3.86m x 2.90m approx)  
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in over the stairs wardrobes

### Family Bathroom

7'01 x 5'06 approx (2.16m x 1.68m approx)  
UPVC double glazed window to the front elevation. Tiled flooring. Fully tiled walls. Wall mounted chrome towel radiator. Ceiling light point. Modern white 3 piece suite comprising of a panel bath with electric shower above, pedestal wash hand basin and a low level flush WC.

### Front of Property

The property sits on a corner plot with a low maintenance garden to the front elevation, gated access to the front door with fencing to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with a paved patio area, artificial lawn and a brick wall to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

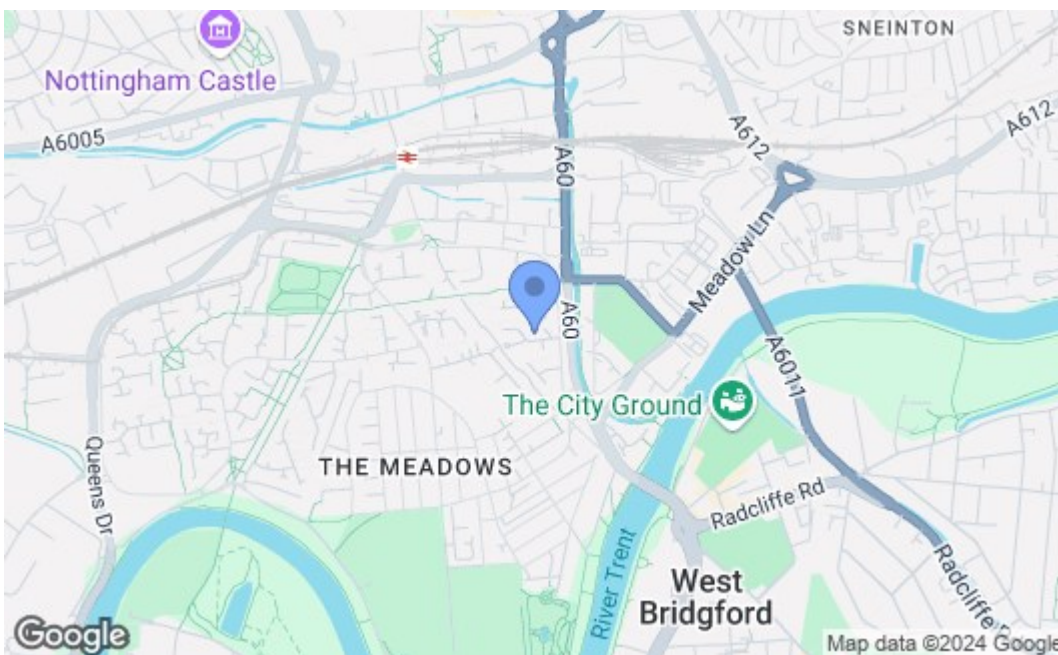
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(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	

These details 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.