



Baslow Drive,
Lenton Abbey, Nottingham
NG9 2SR

£175,000 Freehold



A three-bedroom mid-terrace house.

Situated in this popular and convenient residential location, well placed for local shops, schools and transport links, The University of Nottingham and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen diner and bathroom to the ground floor, with three good sized bedrooms to the first floor.

To the front of the property you will find a driveway offering car standing for two, and shared access to the low maintenance rear garden which includes a patio with a small useful storage shed.

Offered to the market with the benefit of no upward chain, UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended.



Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor landing and door into the lounge.

Lounge

13'10" x 11'0" (4.24m x 3.37m)

A carpeted reception room with UPVC double glazed window to the front, radiator, electric fire and door to the kitchen diner.

Kitchen Diner

14'0" reducing to 6'11" x 10'6" reducing to 8'5" (4.28m reducing to 2.13m x 3.21m reducing to 2.57m)

Fitted with a range of wall and base units, work surfaces, one and half bowl sink and drainer unit with mixer tap, space for a cooker and fridge freezer, plumbing for a washing machine, tiled splashbacks, laminate flooring, radiator, two UPVC double glazed windows to the rear, UPVC double glazed door to the garden and door to the bathroom.

Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks, laminate flooring, radiator, UPVC double glazed window to the rear and extractor fan.

First Floor Landing

With a feature sky light, loft hatch and doors leading into the three bedrooms.

Bedroom One

13'8" x 9'6" (4.18m x 2.92m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator, and built in storage space.

Bedroom Two

10'0" x 8'7" (3.05m x 2.64m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

7'11" x 6'11" (2.43m x 2.11m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Outside

To the front of the property you will find a driveway offering car standing for two, and shared access to the low maintenance rear garden which includes a patio with a small useful storage shed.

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

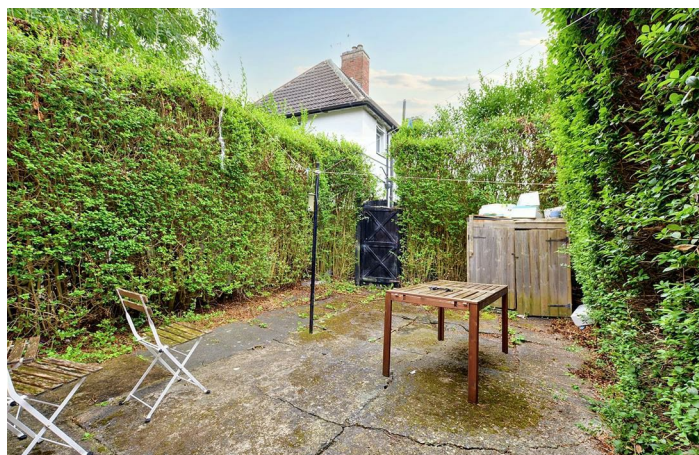
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

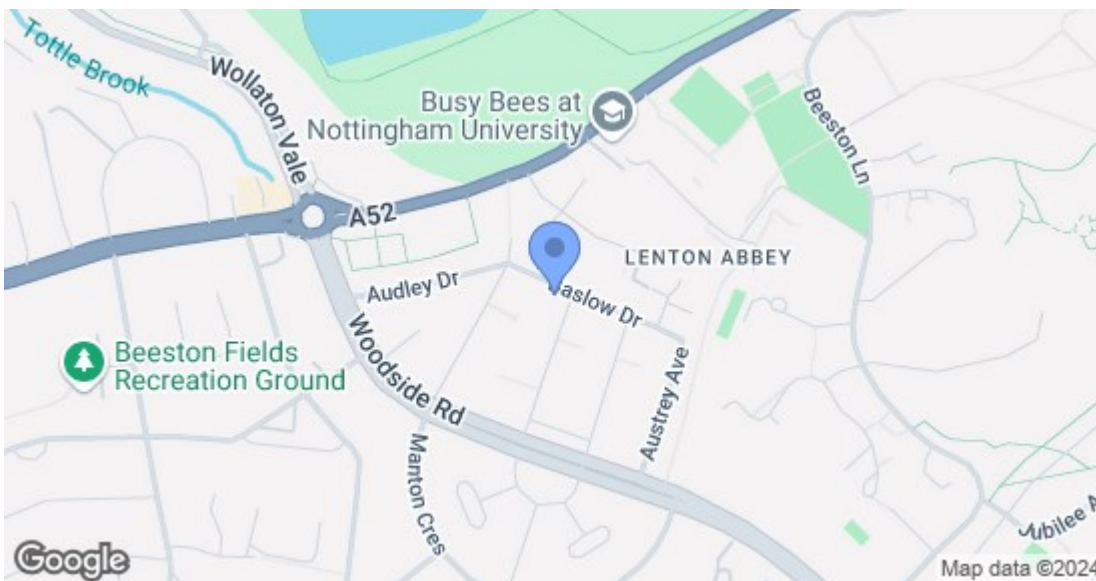
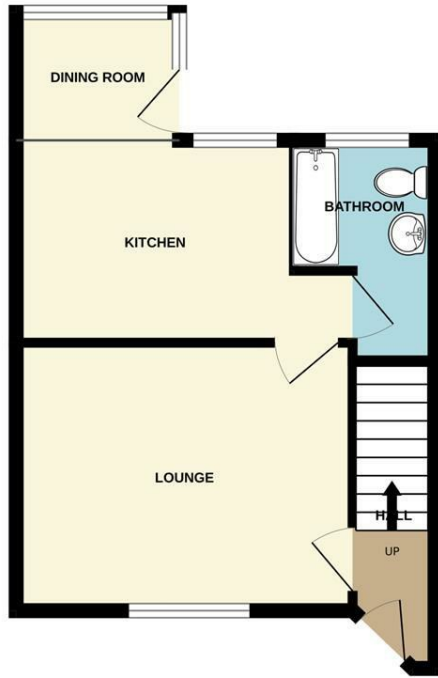
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. 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			87
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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