

Diseworth Grove,  
, Nottingham  
NG2 2EN

**£175,000 Freehold**





A three-bedroom, mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links and Nottingham City Centre, this fantastic property is considered an ideal opportunity for investors.

In brief the internal accommodation which is arranged over three floors comprises: dining room, lounge, kitchen and bathroom to the ground floor, with two double bedrooms to the first floor and a further bedroom to the second floor.

To the front of the property you will find a garden with a range of mature shrubs, and shared access to the rear garden, which includes a small patio area.

Offered to the market with the benefit of tenants Insitu, currently paying £925 pcm, this is a great opportunity too add to a buy to let portfolio.



### Dining Room

11'5" x 11'3" (3.49m x 3.43m )

Composite entrance door, radiator, UPVC double glazed window to the front, wooden flooring and door to the inner hallway.

### Inner Hallway

Stairs to the first floor and door to the lounge.

### Lounge

11'7" x 11'5" (3.55m x 3.49m )

A carpeted reception room with exposed brick chimney breast, radiator, UPVC double glazed window to the rear and door to the kitchen.

### Kitchen

11'6" x 6'1" (3.51m x 1.86m )

A range of wall, base and drawer units, work surfaces, space for a cooker, single sink and drainer unit with mixer tap, space for a fridge freezer, plumbing for a washing machine, tiled splashback, UPVC double glazed window to the side, composite door to the side and door to the bathroom.

### Bathroom

Incorporating a three piece suite comprising: low level WC, panelled bath, pedestal wash hand basin, tiled splashbacks, heated towel, extractor and UPVC double glazed window to the rear and side.

### First Floor Landing

With stairs to the second floor, radiator and doors to the two bedrooms.

### Bedroom One

11'5" x 11'1" (3.49m x 3.4m )

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

### Bedroom Two

10'5" x 9'1" (3.19m x 2.77m )

A carpeted double bedroom with radiator, UPVC double glazed window to the rear and cupboard housing the boiler.

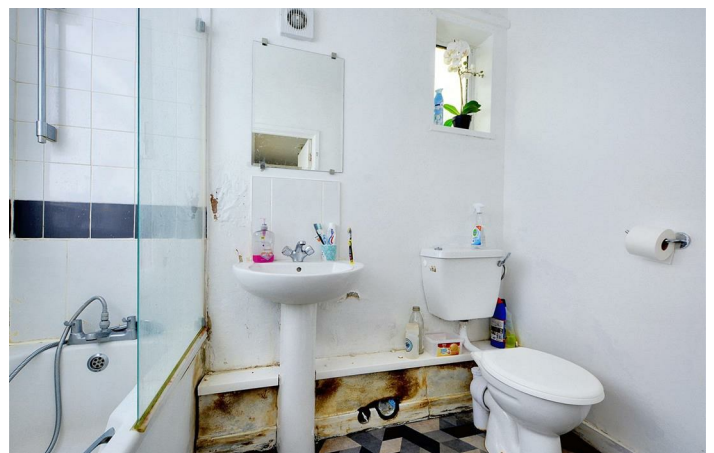
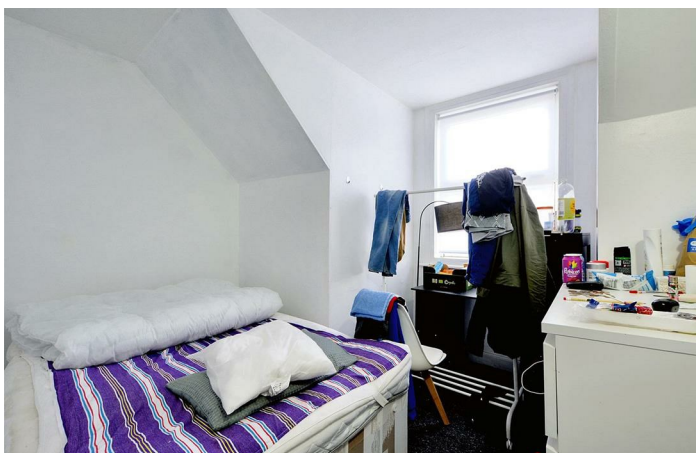
### Bedroom Three

10'6" x 7'0" (3.21m x 2.14m )

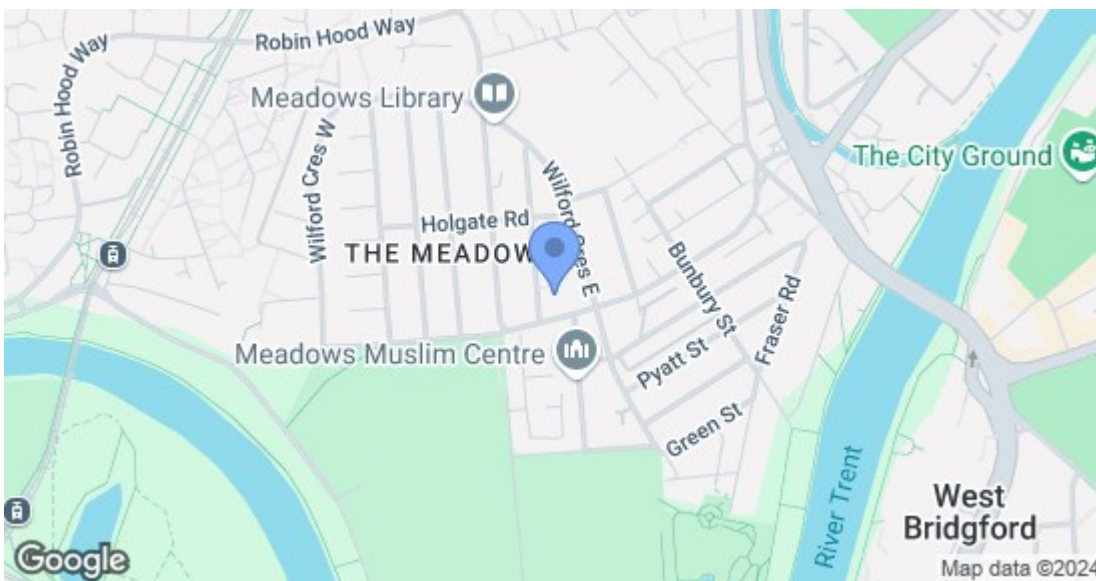
A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Outside

To the front of the property you will find a garden with a range of mature shrubs, and shared access to the rear garden, which includes a small patio area.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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.