

Fenwick Road,  
Nottingham  
NG8 6FY

**£195,000 Freehold**



A well maintained, three-bedroom, mid terrace property.

Situated in Broxtowe you are positioned with a large variety of local amenities within proximity including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, living room, kitchen, and downstairs bathroom. Then rising to the first floor are three well-proportioned bedrooms.

The property also has the advantage of a versatile garden room. Constructed by the current homeowner as a music studio, this is a versatile space with a power supply, that could offer as a study, gym, or bar.

To the front of the property is a paved driveway. The rear is also paved making for a low maintenance garden.

With the benefit of a recently fitted combination boiler and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance space.

### Living Room

14'2" x 10'8" (4.34m x 3.27m )

A reception room, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Kitchen

11'3" x 8'0" (3.43m x 2.45m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric cooker, washing machine and fridge freezer. Wall mounted boiler, pantry cupboard and UPVC double glazed window and door to the rear garden.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, glass shower screen, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

### First Floor Landing

With stairs rising from the ground floor and doors leading into the three bedrooms.

### Bedroom One

15'0" x 9'3" (4.59m x 2.83m )

Double bedroom, with laminate flooring, radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

9'6" x 9'3" (2.92m x 2.82m )

Double bedroom, with carpeted flooring, radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

7'6" x 6'6" (2.30m x 1.99m )

Single bedroom, with carpeted flooring, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front is a paved driveway with gated access. The enclosed rear is also paved keeping it low maintenance.

### Garden Room

12'6" x 9'9" (3.82m x 2.99m )

A versatile room currently set up as a music studio but easily converted to suit any buyers needs.

### 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: Granted for completed garden room in the back garden.

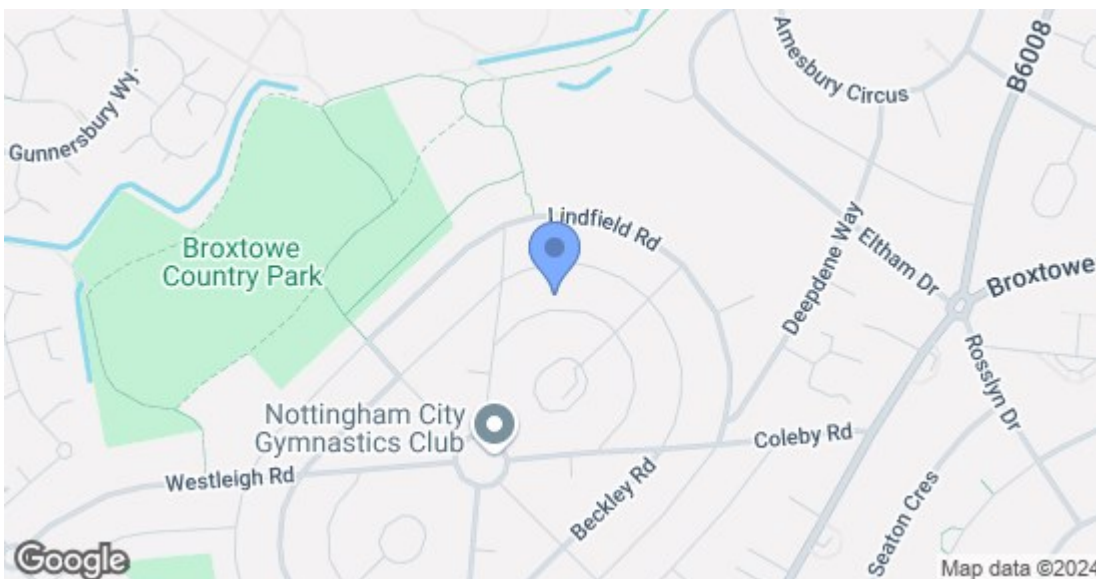
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		37	
(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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