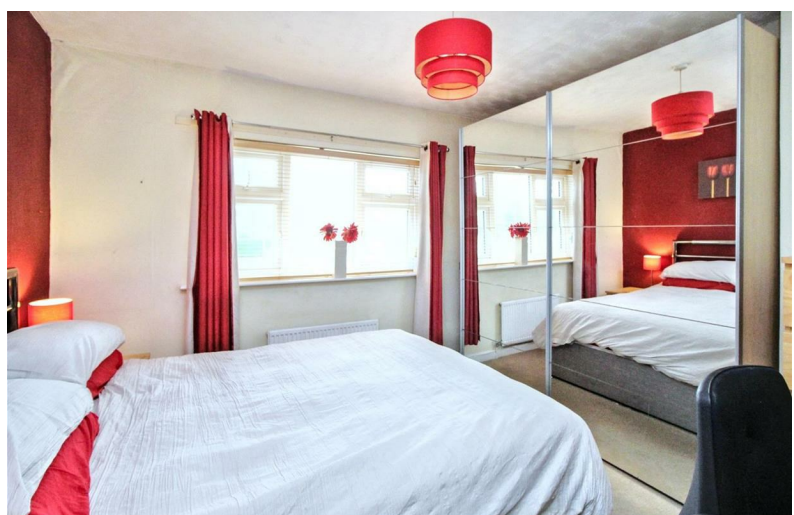




Woodside Road,
Lenton Abbey, Nottingham
NG9 2TL

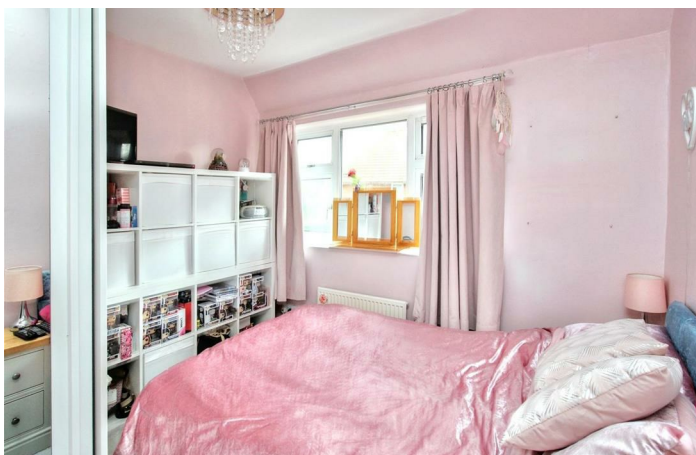
£230,000 Freehold



Located in the popular area of Lenton Abbey, Nottingham, this delightful semi-detached house on Woodside Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property includes parking, a valuable asset in this desirable location.

Lenton Abbey is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquility and accessibility. This home presents a wonderful opportunity for anyone looking to settle in a vibrant area of Nottingham. Don't miss the chance to make this charming property your own.



Entrance Hall

A composite entrance door, UPVC double glazed window to the side, stairs to the first floor, and doors to the kitchen and lounge.

Lounge

13'11" x 11'5" (4.26m x 3.49m)

A carpeted reception room with UPVC double glazed window to the front, and radiator.

Kitchen

11'4" x 6'5" (3.46m x 1.98m)

With a range of wall, base and drawer units, work surfaces, sink and drainer unit, tiled splashbacks, space for cooker and fridge freezer, plumbing for a dishwasher, radiator, UPVC double glazed window to the rear, and door to the rear hallway.

Rear Hallway

With a new Worcester combination boiler, plumbing for a washing machine, and composite door to the side.

Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the side, and radiator.

First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors to the three bedrooms.

Bedroom One

11'5" x 11'1" (3.5m x 3.39m)

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

Bedroom Two

9'10" x 9'8" (3m x 2.96m)

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

Bedroom Three

9'8" x 7'8" (2.95m x 2.35m)

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

Outside

To the front of the property you will find a small lawned garden with a concrete driveway, offering ample off-road parking, and side access leading to the garage and the private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond.

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

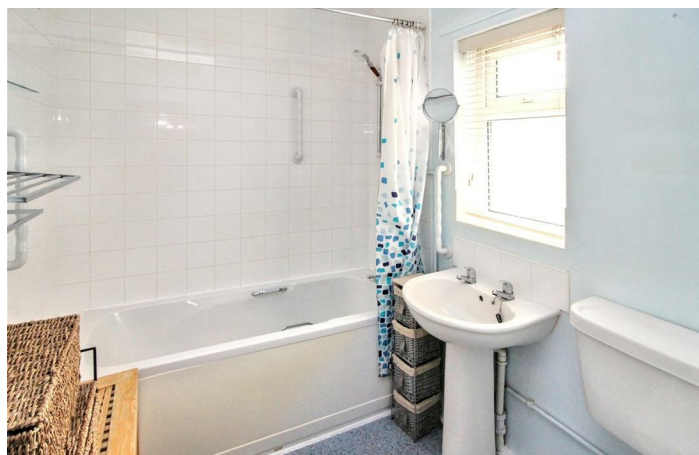
Accessibility/Adaptions: None

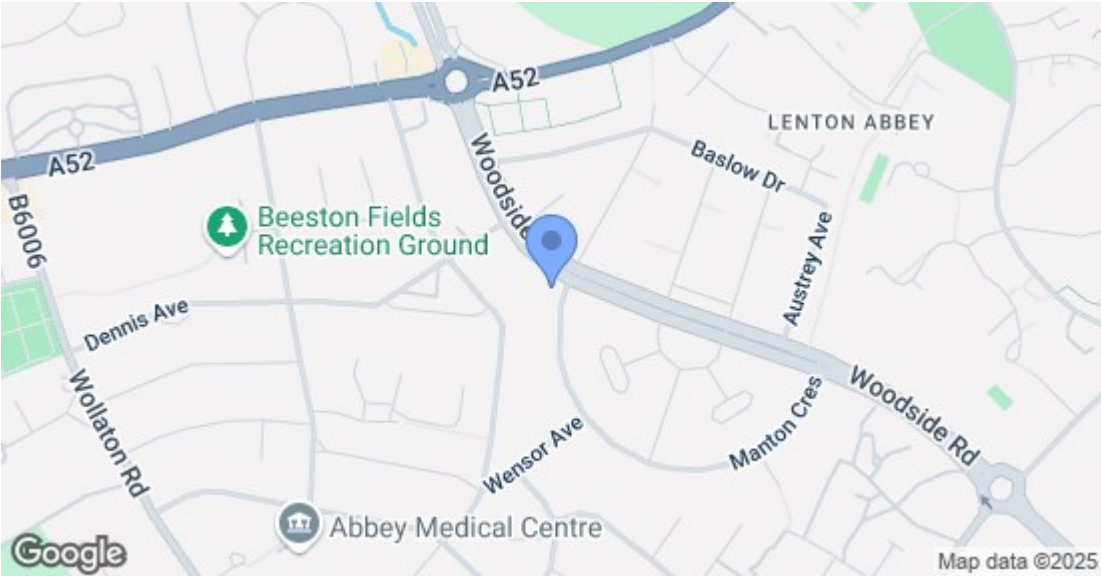
Does the property have spray foam in the loft?: No

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		88
(81-91) B		
(69-80) C	73	
(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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