



**Padstow Road  
, Nottingham NG5 5GH**

A WELL PRESENTED THREE BEDROOM  
PROPERTY FOR SALE WITH NO CHAIN!

**Asking Price £175,000 Freehold**



**\*\*NO CHAIN\*\***

This well-presented three-bedroom semi-detached home is offered for sale with vacant possession and is ready for immediate occupation. Maintained to an excellent standard throughout, it will appeal to families, first-time buyers, and investors alike.

The property has been recently refreshed with new carpets and neutral décor, creating a bright, modern, and move-in-ready interior. The contemporary kitchen/diner features integrated appliances and provides a practical and sociable living space. Upstairs, the modern bathroom continues the clean, stylish finish, alongside two generous double bedrooms and a further single bedroom offering flexible use.

Externally, the property remains equally impressive. The rear garden is designed for low maintenance, featuring artificial lawn for year-round enjoyment. A separate garden office/gym adds valuable additional space, ideal for home working or leisure use. To the front, a driveway provides off-road parking for up to three vehicles.

The home also benefits from an EPC rating of C, valid until 2035, enhancing its appeal for both owner-occupiers and investors.

A fantastic opportunity to acquire a modern, well-cared-for home with NO ONWARD CHAIN.



### Entrance Hallway

Composite entrance door to the side elevation leading into the entrance hallway comprising vinyl flooring, staircase leading to the first floor landing, wall mounted radiator, door leading through to the living room.

### Living Room

14'26 x 10'64 approx (4.27m x 3.05m approx)  
Wall mounted radiator, carpeted flooring, UPVC double glazed window to the front elevation, picture rail, dado rail, fireplace, door leading off to the

### Kitchen Diner

7'19 x 14'38 approx (2.13m x 4.27m approx)  
A range of wall and base units with worksurfaces over incorporating a 1.5 sink and drainer unit with mixer tap over and additional filter tap, tiled splashbacks, space and point for a cooker, space and plumbing for a dishwasher, space and plumbing for a washing machine, wall mounted radiator, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed sliding doors to the rear elevation, door to the pantry.

### Pantry

Hosing the boiler, UPVC double glazed window to the side elevation.

### First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

10'38 x 9'30 approx (3.05m x 2.74m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, picture rail, carpeted flooring.

### Bedroom Two

9'60 x 9'30 approx (2.74m x 2.74m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, picture rail, carpeted flooring, recessed spotlights to the ceiling, built in storage.

### Bedroom Three

7'59 x 6'53 approx (2.13m x 1.83m approx)  
UPVC double glazed window to the rear elevation, wall

mounted radiator, picture rail, dado rail, laminate flooring, recessed spotlights to the ceiling.

### Bathroom

6'16 x 6'37 approx (1.83m x 1.83m approx)  
Vinyl flooring, UPVC double glazed window to the front elevation, tiled splashbacks, heated towel rail, WC, handwash basin with separate hot and cold taps, shaver point, bath with mixer tap and mains fed shower over.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, steps leading down to the entrance to the property.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with block paved patio area, raised flower beds, artificial lawn, a range of plants, trees and shrubbery throughout, shed, door to the outbuilding, side access to the front of the property.

### Outbuilding

10'33 x 17'08 approx (3.05m x 5.38m approx)  
Power and lighting, UPVC double glazed windows to the front and side elevations, carpeted flooring.

### 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 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

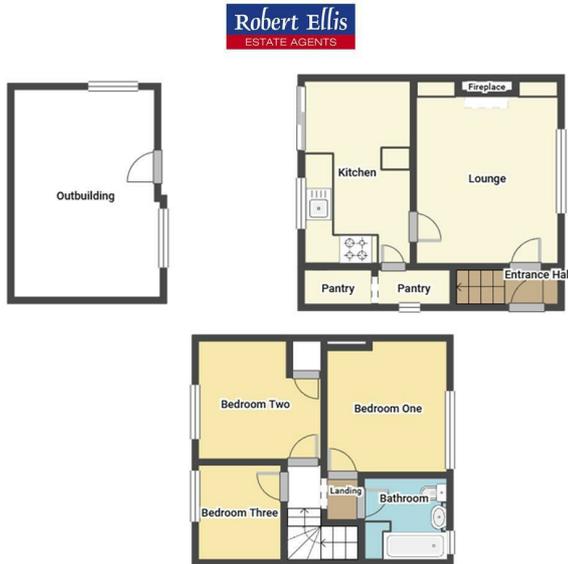
Flood Defences: No

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			
(81-91) B			84
(69-80) C		69	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.