



Hazelwood Road,  
Bobbersmill, Nottingham  
NG7 5LB

**£140,000 Freehold**



Situated on the outskirts of Nottingham City Centre, you are conveniently placed for access to a wide range of local amenities including shops, public houses, healthcare facilities, supermarkets and transport links.

This well-proportioned 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 buyer to let portfolio.

In brief the internal accommodation comprises, entrance door through to the living room, dining room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the rear garden is paved keeping it low maintenance.

Having been let out in more recent years this great property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Living Room

10'11" x 10'9" (3.35m x 3.28m )

A composite door through to the carpeted living room, with radiator and UPVC double glazed window to the front aspect

### Dining Room

11'5" x 11'1" (3.49m x 3.39m )

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

### Kitchen

10'10" x 6'0" (3.32m x 1.85m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer. Space and fittings for freestanding appliances to include gas cooker and fridge freezer. UPVC double glazed windows to both the side and rear and composite door to the garden.

### First Floor Landing

A carpeted landing space with radiator.

### Bedroom One

11'0" x 10'7" (3.37m x 3.23m )

A carpeted double bedroom, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

### Bedroom Two

11'0" x 6'7" (3.37m x 2.02m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, fitted bath, part tiled walls and radiator.

### Outside

To the rear is an enclosed, paved garden.

### 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

### Freehold

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   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (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 |           |
| 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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