



Bosley Square,  
Lenton Abbey, Nottingham  
NG9 2TS

**£200,000 Freehold**



A well presented two bedroom end-terraced house with the benefit of off road parking and a detached garage.

Situated in this popular and convenient residential location within easy reach of a range of local shops and amenities including The University of Nottingham, Queens Medical Centre and transport links, this great property is considered a fantastic opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, lounge/diner, kitchen with pantry and rear hallway to the ground floor with two double bedrooms and bathroom to the first floor.

Outside the property has a small lawned front garden with a mature tree and fenced boundaries, concrete driveway leading to the detached garage which has an up and over garage door, window to the side and power, gated side access to the rear garden where you will find a decked area with lawn area beyond, garden shed, shrubs and stocked beds and borders.

Having been well maintained and upgraded by the current vendor and with the benefit of a new bathroom, this property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hall

With bamboo flooring, electric meter cupboard, stairs to the first floor and door to the lounge/diner.

### Lounge Diner

13'1" x 11'10" (4.01m x 3.63m )

With UPVC double glazed window to the front, radiator and opening to the kitchen.

### Kitchen

13'1" x 6'5" (4.01m x 1.96m )

With a range of modern wall, base and drawer units, work surfacing with splashback, integrated sink with drainer and mixer tap, electric oven, electric induction hob with extractor fan over, plumbing for washing machine and dishwasher, pantry, bamboo flooring, spotlights, useful pantry with shelving, two UPVC double glazed windows to the rear and door to the rear hallway.

### Rear Hallway

With door to the rear garden.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch with drop down ladder leading to the boarded and insulated loft and doors to the bathroom and two double bedrooms.

### Bedroom One

13'1" x 9'9" (4.01m x 2.99)

With UPVC double glazed window to the front, built in storage cupboard housing the Ideal combination boiler and radiator.

### Bedroom Two

10'2" x 8'6" (3.1m x 2.61m )

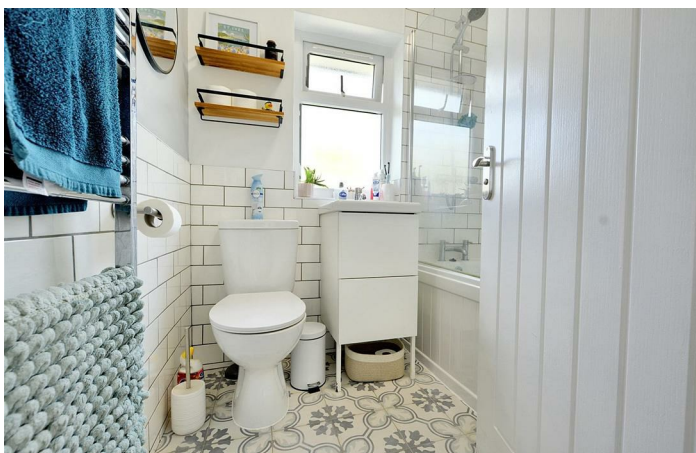
With built in storage cupboard, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a modern three piece suite comprising panelled bath with mains controlled shower over, WC, wash hand basin inset to vanity unit, part tiled walls, wall mounted heated towel rail and UPVC double glazed window to the rear.

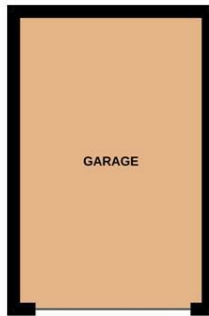
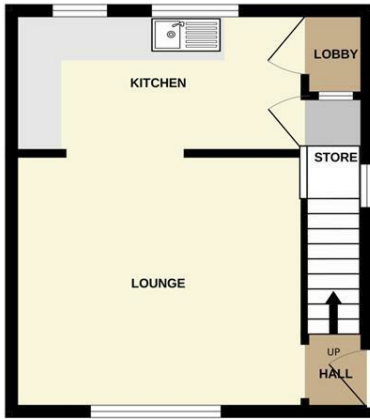
### Outside

Outside the property has a small lawned front garden with a mature tree and fenced boundaries, concrete driveway leading to the detached garage which has an up and over garage door, window to the side and power, gated side access leads to private and enclosed rear garden where you will find a decking area with lawn area beyond, garden shed, shrubs and stocked beds and borders.

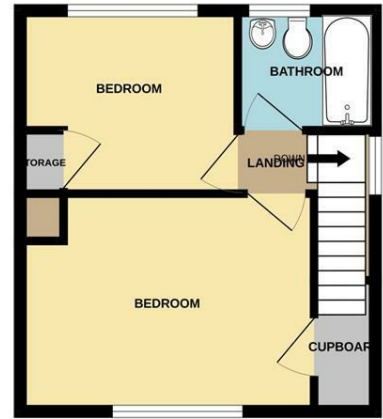




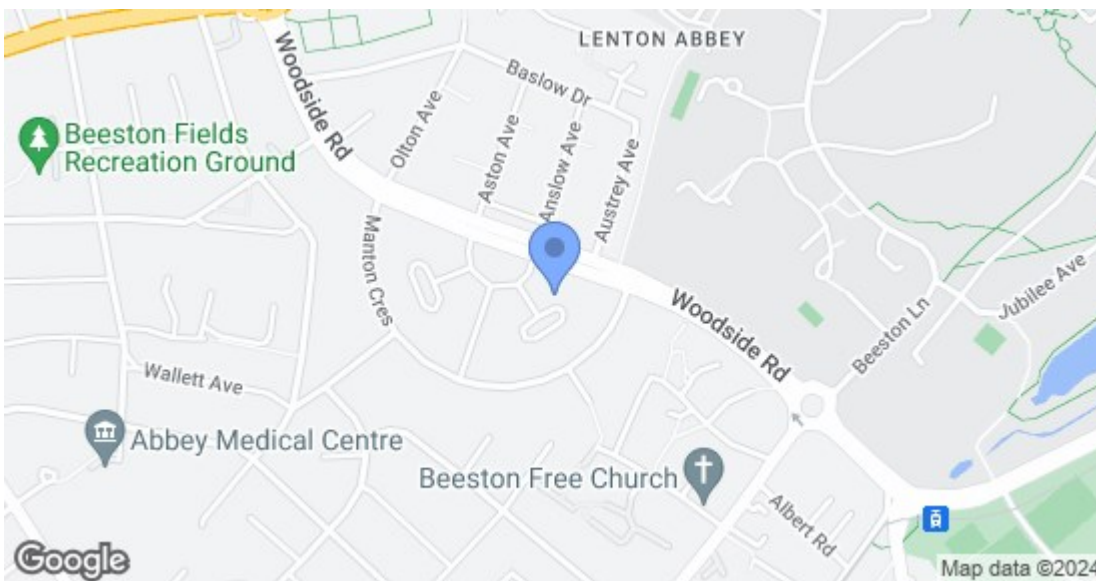
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		65	
(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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