



St. Saviours Gardens
The Meadows, Nottingham NG2 3LH

£185,000 Freehold

A TWO DOUBLE BEDROOM END OF TERRACE PROPERTY SITUATED IN THE MEADOWS, NOTTINGHAM.



** MUST VIEW **

Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM END OF TERRACE property situated in The Meadows, Nottingham.

This home would be perfect for any first time buyer or buy to let investor looking to live close to Nottingham City Centre or West Bridgford. The property is close to local schools, transport links and shops.

To the front there is a front lawn leading to the front entrance. To the rear there is a low maintenance decked area and on road permit parking.

In brief the property comprises of, entrance porch, fitted kitchen/diner, lounge, conservatory, two double bedrooms, loft room and a family bathroom.

The property benefits from modern conveniences such as newly installed UPVC double glazing, CCTV with sound to the front of the property and a refitted boiler with certificates

To arrange your viewing please call our Arnold Branch.



Entrance Porch

UPVC double glazed composite entrance door to the front elevation leading into the Porch. UPVC double glazed window to the side elevation. Wall mounted Baxi combination boiler unit. Meter points. Composite entrance door leading into the Kitchen Diner

Kitchen Diner

16'7" x 13'9" approx (5.08 x 4.21 approx)
UPVC double glazed window to the front elevation. Wood effect tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces above and built-in lighting. Stainless steel double sink and drainer unit with dual heat tap. Integrated double oven. 4 ring induction hob with extractor unit above. Integrated dishwasher. Space and point for freestanding American fridge freezer. Ample space for dining table. Staircase to the First Floor Landing. Panel door leading into the Lounge

Lounge

9'6" x 15'8" approx (2.92 x 4.78 approx)
Wood effect tiled flooring. Wall mounted feature column radiator. Ceiling light point. Coving to the ceiling. Archway through to Conservatory

Conservatory

8'2" x 10'5" approx (2.50 x 3.19 approx)
UPVC double glazed windows to the side and rear elevations. Wall mounted radiator. UPVC double glazed door leading out to the enclosed rear garden

First Floor Landing

Carpeted flooring. Ceiling light point. Coving to the ceiling. Sliding door leading up to the Second Floor Landing. Panel doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

9'7" x 15'7" approx (2.94 x 4.76 approx)
UPVC double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Bedroom 2

9'6" x 13'3" approx (2.91 x 4.06 approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in sliding door wardrobes

Family Bathroom

7'11" x 5'5" approx (2.42 x 1.67 approx)
UPVC double glazed window to the front elevation. Splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a panel bath with mains fed shower unit above, vanity hand wash basin with dual heat tap and a low level WC

Attic Room

15'2" x 9'8" approx (4.63 x 2.96 approx)
Velux room windows. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in storage cupboards to the eaves

Front of Property

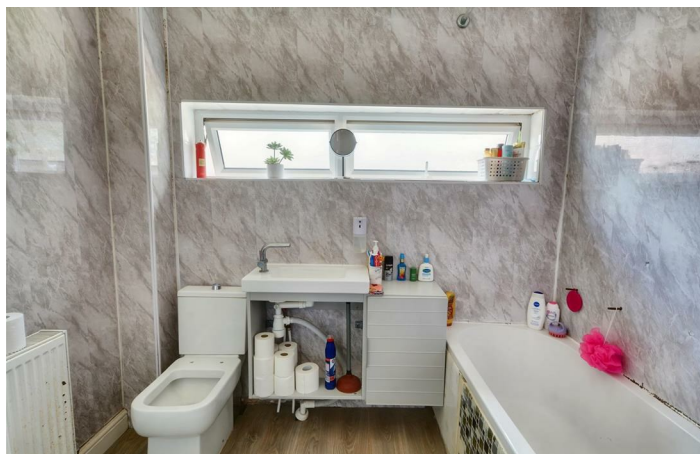
To the front of the property there is a low maintenance laid to lawn garden, flowerbeds and shrubbery with a pathway to the front entrance and fencing surrounding

Rear of Property

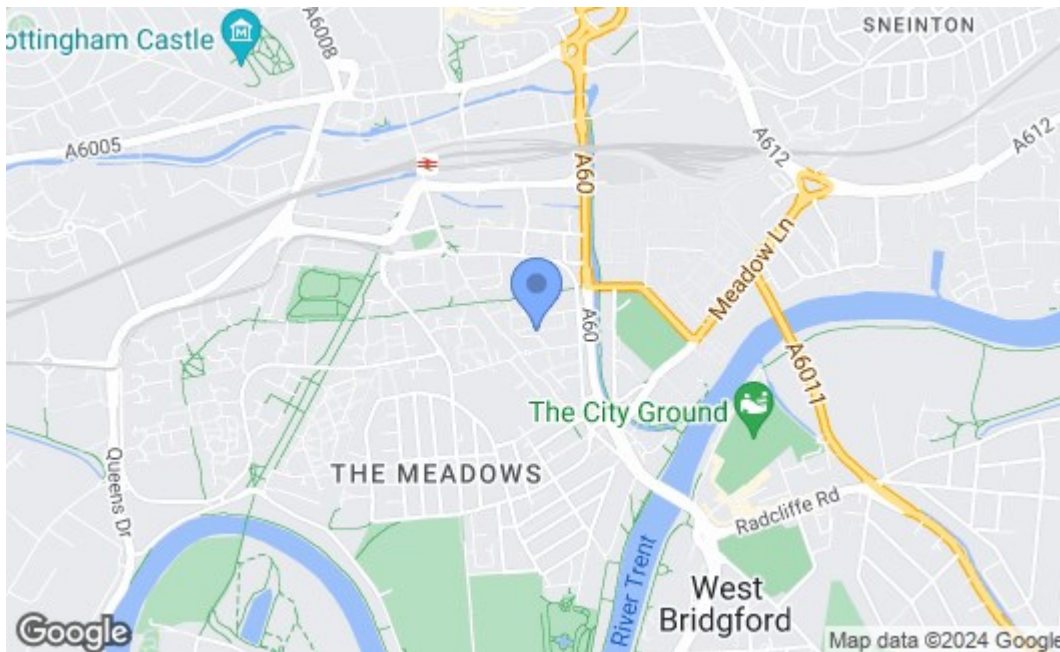
To the rear of the property there is an enclosed rear garden with decking suitable for outdoor dining and entertaining with fencing surrounding, shed and secure gated access to the rear

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
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(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	

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.