



Trentham Gardens, Nottingham, NG8 3NF

Guide Price £300,000-£315,000 Freehold


MARTIN & CO

Trentham Gardens, Nottingham

3 Bedrooms, 1 Bathroom

Guide Price £300,000-£315,000

- Extended Three Bedroom Detached House
- Refitted Bathroom
- Driveway, Carport & Garage
- Private Rear Garden
- Sought After Location
- Immaculately Presented Throughout
- Freehold

Situated in this sought after location affording a fantastic position close to the ring road, QMC and transport links stands this extended three bedroom detached house. Immaculately presented throughout, the property briefly comprises of an entrance hall with storage cupboard, two reception rooms, an extended kitchen, three bedrooms and a re-fitted bathroom and separate w.c.. Externally, the property offers both front and a private rear garden, a driveway, carport and detached garage. Having been loving upgraded by the current owners but with further potential to put your own stamp on, early viewing is strongly recommended.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



ENTRANCE HALL Accessed via an external door with wood effect laminate flooring, opaque window to the side, storage cupboard, stairs rising to the first floor, under stairs storage, wall mounted radiator and ceiling light.

RECEPTION ROOM 10' 11" x 10' 11" (3.33m x 3.33m)
With a fitted carpet, bay window to the front elevation, wall mounted radiator and ceiling light.

RECEPTION ROOM 13' x 10' 11" (3.96m x 3.33m)
With a fitted carpet, window to the rear elevation, electric fire with surround, wall mounted radiator and ceiling light.

KITCHEN 16' 1" x 8' 5" (4.9m x 2.57m) With potential to put your own stamp on the kitchen, it currently has a range of fitted high and low level units with a squared edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing and dryer point (white goods can be left by separate negotiation), floor covering, wall mounted radiator,

three windows to the rear and side elevations, two ceiling lights, storage cupboard and external door to the rear garden.

LANDING With a fitted carpet, opaque window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 13' x 10' 11" (3.96m x 3.33m)
With a fitted carpet, window to the rear elevation, fitted wardrobes, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 11" x 10' 11" (3.33m x 3.33m)
With a fitted carpet, bay window to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

BEDROOM THREE 7' 5" x 6' 11" (2.26m x 2.11m) With a fitted carpet, window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a modern suite consisting of a P-Shaped panelled bath with a mains fitted mixer

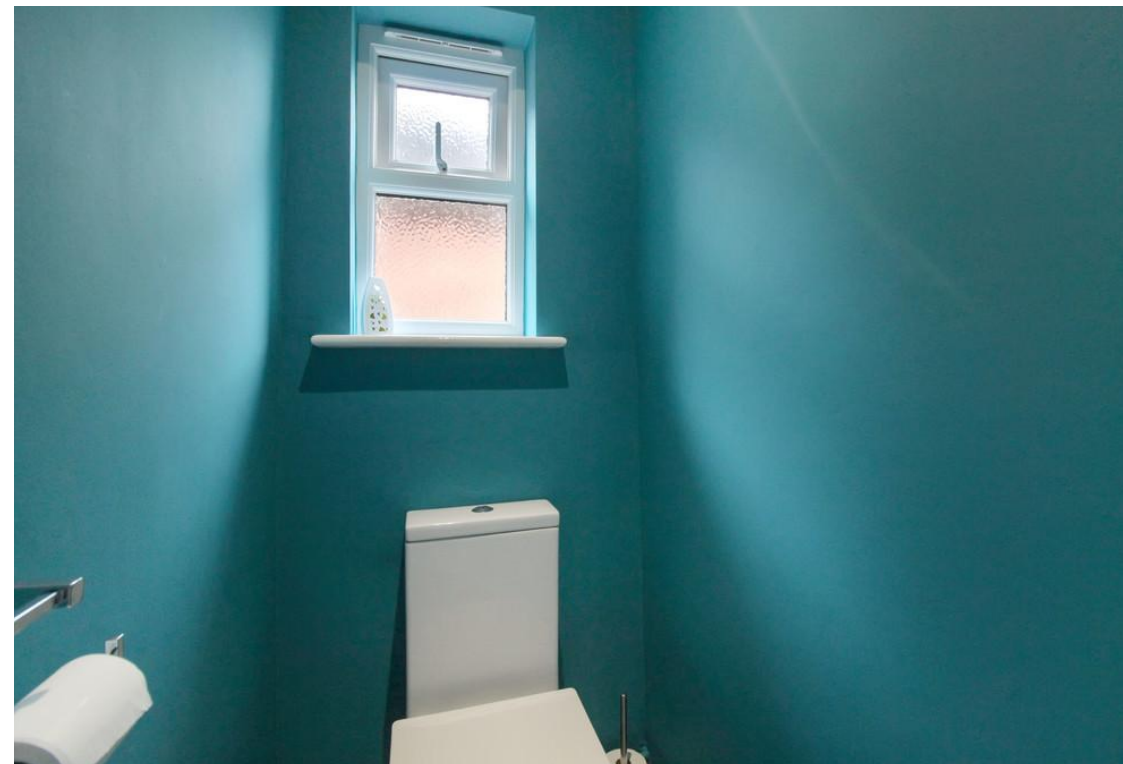
bar shower over with riser and twin shower heads, a vanity wash hand basin, ceramic floor and wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear and fitted ceiling spotlights.

W.C. With a low flush w.c., opaque uPVC double glazed window to the side, floor covering and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden - private thanks to the allotments situated behind - which is mainly laid to lawn with two patio areas, mature shrubs and a fenced boundary. To the front there is a low maintenance garden with slate chippings and a wall and fenced boundary and ample off road parking with a driveway leading to a covered carport and detached single garage with up and over door.

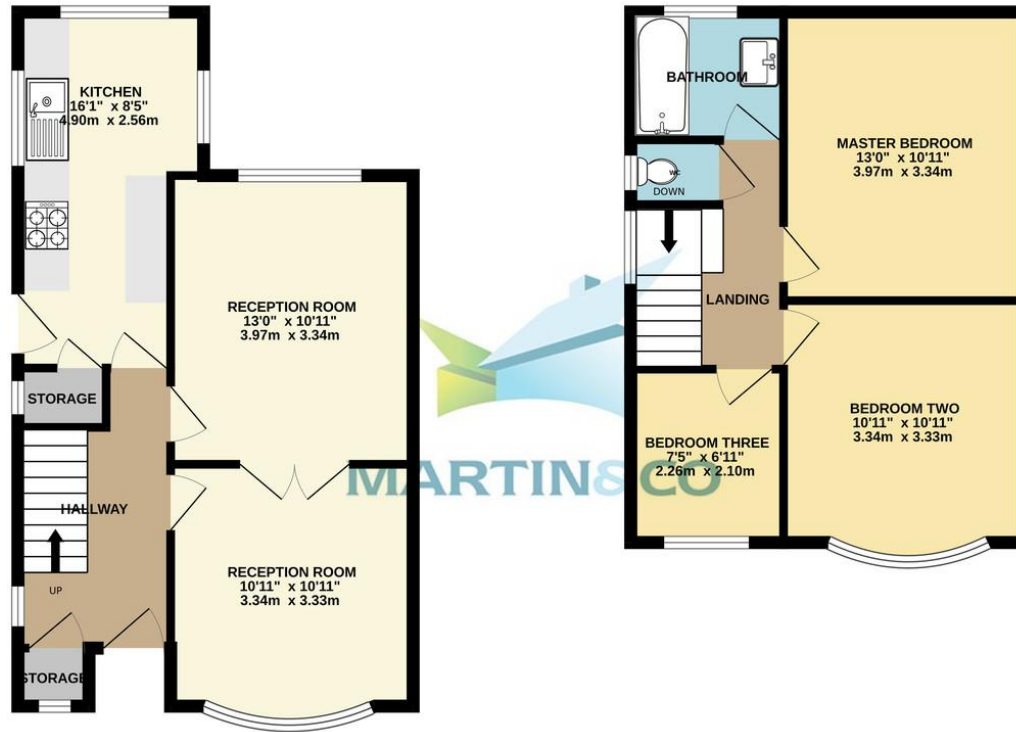






GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.