



Edgeway
Nottingham

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Property Description

Burchell Edwards are delighted to bring to market this well presented, three bedroom, mid terraced property in a popular residential location, close to local amenities and offering great public transport links. The property boasts an entrance hallway, modern living area, bright and spacious fitted kitchen/diner, utility room, downstairs w.c., three bedrooms, family bathroom, loft room perfect for storage, ample rear garden and off street parking to the front.

Entrance Porch

Double glazed windows to front and side elevation, storage cupboard and door to front elevation.

Entrance Hallway

Entrance hallway with laminate flooring, stairs to first floor accommodation and door to porch.

Lounge

10' 11" x 15' 2" (3.33m x 4.62m)
Having double glazed window to the front elevation, TV point and radiator.

Kitchen Diner

18' 5" x 10' 3" (5.61m x 3.12m)
A bright and spacious fitted kitchen having a range of matching wall and base units with worksurface over, inset sink and drainer. tiled floor, integrated oven with gas hob over and cooker hood, coving, built in storage cupboards, double glazed windows to rear and double glazed door into utility room.

Utility Room

With tiled flooring, space and plumbing for washing machine and door leading out to the rear garden.

Downstairs Wc

Having WC and window to the side elevation.

First Floor

Landing Area

Giving access to bedrooms, bathroom and loft space.

Bedroom One

10' 4" x 12' 9" (3.15m x 3.89m)
Central heating radiator and double glazed window to the rear elevation.

Bedroom Two

10' 11" plus recess x 11' 7" to wardrobe (3.33m plus recess x 3.53m to wardrobe)
Fitted a range of fitted wardrobe and double glazed window to the front elevation.

Bedroom Three

8' 11" x 8' (2.72m x 2.44m)
With radiator and double glazed window to the front elevation.

Family Bathroom

Fitted bathroom suite with laminate flooring, low level w.c., wash hand basin, tiled walls, bath with shower over, heated towel rail and double glazed window to the rear.

Loft Space

With laminate flooring and Velux style window.

Outside

To the front of the property is a driveway providing off street parking.

To the rear of the property is a good sized garden with a patio area, perfect for outdoor dining, decked area, lawn and uninterrupted views to the park at the rear of the property.

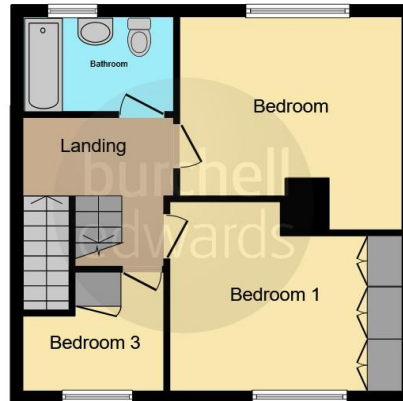




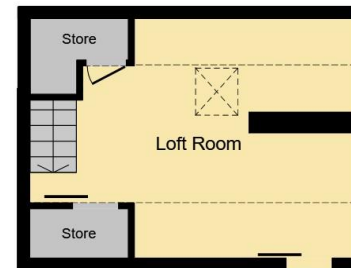




Ground Floor



First Floor



Loft Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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