



Cedar Road, Forest Fields, Nottingham, NG7 6NS
£180,000 Freehold


MARTIN&CO

Cedar Road, Forest Fields

3 Bedrooms, 1 Bathroom

£180,000

- Three Bedroom Mid Terrace
- Modern & Neutral Finish Throughout
- Spacious, Three Storey Property
- Popular Location
- No Onward Chain
- Ideal First Time Purchase or Buy To Let

Affording a modern and neutral interior throughout this spacious, three bedroom, three storey property makes for an ideal first time purchase or buy to let investment opportunity and is situated within this popular residential location close to Nottingham City Centre. The accommodation comprises of two reception rooms, a refitted kitchen and lean to to the ground floor, a large double bedroom, single bedroom and refitted bathroom to the first



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

floor with a further double bedroom located on the second floor. The property offers an enclosed rear garden and on road parking is available. Being offered to the market with no onward chain, early viewing is strongly recommended.

RECEPTION ROOM 11' 7" x 11' 5" (3.53m x 3.48m)

Accessed via an external uPVC door with wood effect laminate flooring, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

HALL With wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

RECEPTION ROOM 11' 9" x 11' 7" (3.58m x 3.53m)

With wood effect laminate flooring, wall mounted radiator, cellar access, French doors to the lean to and ceiling light.

KITCHEN 12' 9" x 6' 6" (3.89m x 1.98m) With a range of high and low level units with a squared edge

worktop over incorporating a stainless steel sink and drainer, splashback tiling, integrated electric oven, inset gas hob with extractor hood over, wall mounted radiator, dual aspect uPVC double glazed windows to the side and rear elevations, external uPVC door to the lean to, loft hatch and ceiling light.

LEAN TO 5' 10" x 4' 5" (1.78m x 1.35m) With wood effect laminate flooring and uPVC door to the rear garden.

LANDING With fitted carpet, stairs rising to the second floor, wall mounted radiator, and ceiling light.

MASTER BEDROOM 11' 7" x 11' 6" (3.53m x 3.51m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, under stairs storage cupboard and ceiling light.

BEDROOM THREE 9' 2" x 6' 5" (2.79m x 1.96m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, tiled flooring, chrome heated towel rail, part wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM TWO 11' 1" x 10' 6" (3.38m x 3.2m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, under stairs storage cupboard and ceiling light.

EXTERNAL Comprising of a paved patio area and fenced and walled boundary. On road parking is available to the front.









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