



Trent Lane, Nottingham NG2 4DL

welcome to

Trent Lane, Nottingham

- 3 BEDROOM TOWN HOUSE
- POPULAR LOCATION
- CHAIN FREE
- COUNCIL TAX BAND D
- OFF STREET PARKING

Tenure: Freehold EPC Rating: B

offers in excess of

£270,000

view this property online williamhbrown.co.uk/Property/WBF103111

Entrance Hall

A welcoming entrance hall, with a composite front door and a radiator.

Utility Room

6' 10" x 9' 1" (2.08m x 2.77m)
Comprising of a washbasin, a WC and an integrated washing machine.

Kitchen/Diner

11' 5" x 13' 10" (3.48m x 4.22m)
A bright and spacious kitchen diner, with matching base and eye level units. Fitted with integrated fridge/freezer, ceramic hob, electric oven and dishwasher. Patio doors out to the rear garden.

Landing

Carpeted staircase up to first floor.

Lounge

11' 5" max x 13' 10" max (3.48m max x 4.22m max)
A lovely room boasting a balcony overlooking the rear garden. The is fitted with carpet and a designer radiator.

Bedroom 3

6' x 9' 2" (1.83m x 2.79m)
A single room sitting at the front of the property, fitted with carpet and blinds.

Bathroom

9' 1" max x 5' 10" (2.77m max x 1.78m)
The modern bathroom comprising of a bath with an over head shower, a WC, a washbasin and a heated towel rail.

Landing

A carpeted staircase leading upto the second floor.

Bedroom 1

11' 5" x 9' (3.48m x 2.74m)
A double bedroom with a Juliet balcony overlooking the rear of the property. Fitted with carpet and a radiator.

En Suite

Comprising of a shower, a WC, a washbasin and a heated towel rail.

Bedroom 2

9' 2" x 11' 5" (2.79m x 3.48m)
A spacious double room, with two windows looking over the front of the property. Fitted with carpet and a radiator.

Outside

Externally the property offers off street parking, and an enclosed rear garden with a slabbed patio and a laid lawn.



Property Ref:

WBF103111 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk