



**Earlswood Drive, Edwalton Nottingham NG12 4AZ**



**welcome to**

**Earlswood Drive, Edwalton Nottingham**

A fantastic 2 -bedroom flat in a popular location. Situated close to local amenities and transport links. Both bedrooms are double rooms and comes with a shared garden.



A welcoming entrance hall with access to all rooms.

### **Lounge**

12' 9" x 14' ( 3.89m x 4.27m )

A bright and spacious bay fronted lounge with a log burner.

### **Kitchen**

9' 3" x 9' 5" ( 2.82m x 2.87m )

Matching base and eye level units with integrated dishwasher, washing machine and fridge/freezer.

Rear door to the garden.

### **Bedroom 1**

12' 9" x 9' 6" ( 3.89m x 2.90m )

A double room sitting at the rear of the property with fitted wardrobes and a radiator.

### **Bedroom 2**

9' 5" x 13' ( 2.87m x 3.96m )

A double bedroom with a front aspect, fitted with a radiator.

### **Bathroom**

Fully tiled with a 3 piece suite consisting of a bath with an over head shower, a WC and a washbasin.

### **Outside**

To the front of the property is a lawned front garden.

To the rear is a shared garden which has been separated comprising of a decking patio and a lawn.

The flat comes with a shed.



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## **Earlswood Drive, Edwalton Nottingham**

- 2-BEDROOM FLAT
- FULLY FITTED KITCHEN
- FRONT AND REAR GARDEN
- GREAT LOCATION
- LOG BURNER

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103107 - 0007

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