



**Robinson Gardens, Nottingham NG11 8RU**



**welcome to**

**Robinson Gardens, Nottingham**

**\*\*A FANTASTIC OPPORTUNITY\*\*** A well presented 3 bedroom mid terrace property location close to local amenities and transport links. Offering front and rear gardens and communal parking. **IDEAL FOR INVESTORS OR FIRST TIME BUYERS!**



### **Entrance Hall**

Entering via a UPVC front door, into a welcoming entrance hall with a useful storage cupboard. Fitted with a radiator. Access to the rear garden via a UPVC rear door.

### **Kitchen**

13' 1" x 9' 7" ( 3.99m x 2.92m )

Fitted with matching base and eye level units. Plumbing for a washing machine. Overlooking the front of the property. Room for a dining table.

### **Lounge**

12' 7" max x 11' 7" max ( 3.84m max x 3.53m max )

A spacious rear aspect lounge with a gas fire and built-in storage.

### **Landing**

Fitted with carpet, and allowing access to all rooms on the first floor.

### **Bedroom 1**

12' 5" max x 11' 6" ( 3.78m max x 3.51m )

A double bedroom overlooking to front of the property. Fitted with carpet and a radiator.

### **Bedroom 2**

9' 10" max x 6' 10" max ( 3.00m max x 2.08m max )

Sits off bedroom 1 and is currently used as a dressing room, but could be separated and used as a bedroom. It is a single room with laminated flooring and has a rear aspect.

### **Bedroom 3**

9' 11" x 9' 5" ( 3.02m x 2.87m )

A double bedroom overlooking the rear of the property. Fitted with carpet, a radiator and boasts a built-in cupboard.

### **Bathroom**

Comprising of a bath with an overhead shower, a WC and a washbasin.

### **Outside**

To the front of the property is a lawned front garden

with a path leading to the front door. At the rear of the property is an enclosed garden with a patio, a shed and access out to the rear.



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## Robinson Gardens, Nottingham

- A WELL PRESENTED 3 BEDROOM MID TERRACE
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- COMMUNAL PARKING
- GREAT INVESTMENT/FIRST TIME PURCHASE

Tenure: Freehold EPC Rating: E

offers in the region of

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103229 - 0003

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