Holden Copley PREPARE TO BE MOVED

Orange Gardens, Meadows, Nottinghamshire NG2 2JE

Asking Price £180,000

GREAT FIRST TIME BUY...

This two bedroom semi detached house would perfect purchase for any first time buyers as it offers spacious accommodation and is well presented throughout. The property benefits from being situated in a convenient location providing great access to local amenities, shops, excellent transport links into the City Centre, Nottingham train station and a short walk from the sought after area of West Bridgford.

To the ground floor is an entrance hall, a kitchen/diner, a spacious living room and a ground floor W/C and to the second floor are two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway providing ample off road parking and to the rear is a generous sized garden.

MUST BE VIEWED





- · Semi Detached
- Two Bedrooms
- Kitchen/Diner
- · Spacious Living Room
- Ground Floor W/C
- Driveway
- Well Presented Throughout
- Generous Sized Garden
- · Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance Hall

 $4^{*}3" \times 10^{*}5" (1.3 \times 3.2)$

The entrance hall has carpeted flooring, a wall mounted radiator, a wall mounted thermostat and provides entrance into the accommodation

 $10^{\circ}5'' \times 13^{\circ}1'' (3.2 \times 4.0)$

The kitchen has laminate flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with a gas hob and extractor hood, an integrated washing machine, an integrated dishwasher, space for a dining table and a UPVC double glazed window to the front elevation

 $4^{\circ}II'' \times 2^{\circ}II'' (1.5 \times 0.9)$

This space has laminate flooring, a wall mounted radiator, a low level flush W/C, a corner fitted pedestal wash basin and an extractor fan

Living Room

12*9" × 13*9" (3.9 × 4.2)

The living room has carpeted flooring, a wall mounted radiator, a TV point and UPVC double glazed French doors to the rear elevation

FIRST FLOOR

Landing

6*10" × 5*2" (2.1 × 1.6)

The landing has carpeted flooring, a wall mounted radiator, a loft hatch and provides access to the first floor accommodation

Master Bedroom

 9^{2} " × 10^{9} " (2.8 × 3.3)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and UPVC double glazed windows to the front elevation

Bathroom

 $6*10" \times 6*10" (2.1 \times 2.1)$

The bathroom has partially filed walls, a wall mounted radiator, a low level flush W/C, a pedestal sink with tiled splashback, a panelled bath with a wall mounted shower, an extractor fan and a UPVC double glazed obscure window to the side elevation

Bedroom Two

 $|4^*|'' \times 9^*2'' (4.3 \times 2.8)$

The second bedroom has carpeted flooring, a wall mounted radiator, a wall mounted thermostat and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

Rear

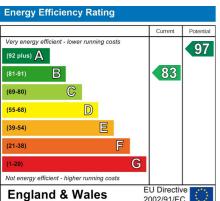
To the front of the property is a driveway providing ample off road parking for two cars, a range of plants and shrubs and gated access to the rear elevation

To the rear of the property is a private enclosed garden with a patio area, a lawn, panelled fencing and courtesy llighting

DISCLAIMER

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	Current	Potential
Very environmentally friendly - lower CO2 emission		rotential
(92 plus) 🔼		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) F		
(1-20)	6	
Not environmentally friendly - higher CO2 emission	ons	











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Approx. Gross Internal Area of the Ground floor: 347.35 Sq Ft - 32.27 Sq M Approx. Gross Internal Area of the Entire Property: 693.95 Sq Ft - 64.47 Sq M Approx. Gross Internal Area of the 1st floor: 346.6 Sq Ft - 32.2 Sq M Approx. Gross Internal Area of the Entire Property: 693.95 Sq Ft - 64.47 Sq M

All sizes and areas are approximate and for identification only. Not to scale.

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