

## Blackstone Walk, Nottingham, NG2 2HQ



**£220,000 Freehold**



Welcome to your future home nestled in the charming neighbourhood of Nottingham offered with no upwards chain. This delightful mid terraced home presents a blend of modern comforts and a cozy haven for you and your loved ones. Step into your new retreat through a quaint entrance hallway that beckons you into a meticulously designed, fitted modern kitchen with integrated appliances. Adjacent to the kitchen, discover a convenient WC, ensuring practicality and ease of living. The ground floor further unfolds into a warm and inviting lounge/dining area, where patio doors beckon in natural light and lead you to your private garden. Ascending to the first floor, discover two double bedrooms awaiting to envelop you in comfort and relaxation. Completing the upper level is a modern bathroom boasting a sleek three-piece suite, with shower over bath. Conveniently located, this residence also boasts allocated parking space ensuring hassle-free parking for you and your guests. Embrace the opportunity to make this enchanting property your own, where modern living meets natural tranquillity in the heart of Nottingham. Don't miss the chance to experience the epitome of comfort and convenience - schedule your viewing today! EPC=B

## Entrance Hallway 4'0 x 3'7

Stepping through front door into entrance hallway which has stairs to the first floor, laminate wood effect flooring and radiator.

## Kitchen 12'0 x 9'10



A lovely sized kitchen with plenty of storage cupboards to the walls and floor in a white finish with light grey worktops. Integrated appliances include; fridge/freezer, washing machine, dishwasher, electric oven, gas hob with extractor and stainless steel sink and drainer with mixer tap. With tiled splash backs, tiled flooring, radiator and window to the front elevation. There is also plenty of space for a dining table in here as well as in the lounge/Diner.

## Lounge/Diner 16'0 x 13'1



Cosy room with laminate wood effect flooring, radiator and patio doors opening onto the rear garden.

## Wc 5'0 x 2'9



Tucked nicely under the stairs with wash hand basin and wc with radiator and tiled flooring.

## Stairs & Landing

With laminate wood effect flooring and access to loft.

## Bedroom One 9'0 x 13'1



A good sized double room with radiator and window to the rear elevation.

## Bedroom Two 8'0 x 9'10



A second double bedroom with built in wardrobe with sliding door, over stairs storage cupboard, radiator and two long windows to the front elevation.

## Bathroom 7'0 x 1'91



Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

A good size bathroom with wash hand basin, wc and bath with mains fed shower with part tiled walls and glass shower screen. With vinyl flooring, chrome heated towel rail and wall mounted mirrored cupboard.

## Rear Garden

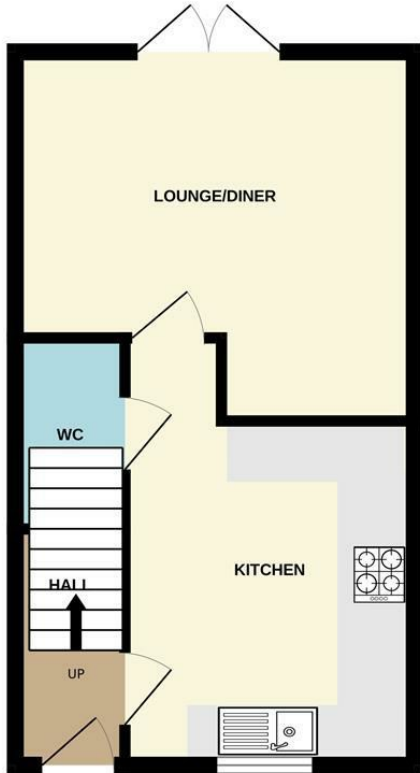


Stepping out of the Patio doors from the lounge onto slabbed patio area which has a pathway leading down to the rear gate and lawned area. With outside lighting and storage shed.

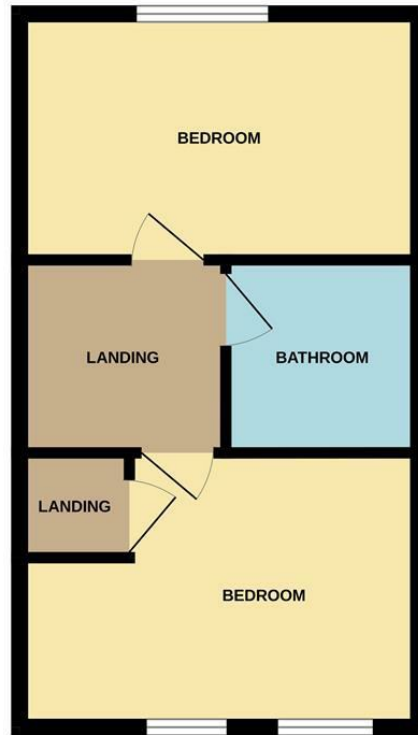
## Additional information

The seller has agreed that if offering the full asking price the property will come with the furniture in the property. The seller has also provided this information;  
Broadband – BT, Vodafone, Virgin, etc.  
Broadband Speed - Ultrafast - 1000 Mbps download / 220 Mbps upload  
Phone Signal – Good coverage for 3G / 4G / 5G  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains

GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		<b>99</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	