



Selborne Gardens, St Ann's, Nottinghamshire NG3 2GR

£995 PCM

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BEAUTIFULLY PRESENTED THROUGHOUT...

This two bedroom energy efficient semi-detached house comes with solar panels designed to reduce bills, making the ideal home for any couples or working professionals as it offers spacious accommodation whilst being well presented throughout. The property benefits from fitted storage space for added convenience. Situated on a nice residential estate located within easy reach of Nottingham City Centre, hosting a range of shops, eateries, excellent transport links and is within catchment area to great schools such as Rosehill School and many more. To the ground floor is an entrance hall, a modern fitted kitchen open plan to a spacious living/dining area. The first floor holds two good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a shared driveway providing off-street parking and to the rear is an enclosed low maintenance south-facing garden, perfect for summer.

AVAILABLE END AUGUST!





- Semi-Detached House
- Two Double Bedrooms
- Open Plan Fitted Kitchen/Living-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Shared Driveway Providing Off-Street Parking
- South-Facing Rear Garden
- Solar Panels
- Popular Location
- Un-Furnished





ACCOMMODATION

GROUND FLOOR

Entrance Hall

3'7" x 3'3" (1.1 x 1.0)

The entrance hall has wood effect vinyl flooring, a wall mounted radiator, a wall mounted consumer box and a single composite door providing access into the accommodation

Kitchen

9'10" x 12'5" (3.0 x 3.8)

The kitchen has vinyl flooring, a wall mounted radiator, a range of fitted wall and base units with square edge worktops, a breakfast bar, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with a gas hob and extractor hood, space for a fridge freezer and a UPVC double glazed window to the front elevation

W/C

4'7" x 2'11" (1.4 x 0.9)

This space has a wall mounted radiator, a low level flush W/C, a pedestal wash basin with tiled splashback and an extractor fan

Living Room

10'2" x 13'1" (3.1 x 4.0)

The living room has wood effect vinyl flooring, a wall mounted radiator, a TV point, space for a dining table and double French doors to the rear garden

FIRST FLOOR

Landing

6'6" x 5'2" (2.0 x 1.6)

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

Master Bedroom

13'1" x 9'6" (4.0 x 2.9)

The main bedroom has wood effect vinyl flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

Bedroom Two

10'5" x 8'2" (3.2 x 2.5)

The second bedroom has wood effect vinyl flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the rear elevation

Bathroom

6'2" x 6'2" (1.9 x 1.9)

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

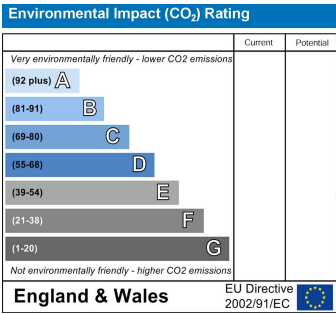
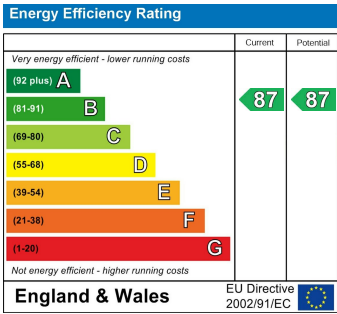
OUTSIDE

Front

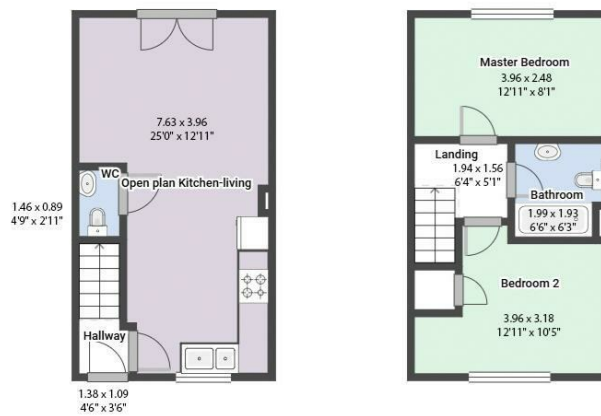
To the front of the property is a lawned garden, courtesy lighting and a shared driveway providing off road parking

Rear

To the rear of the property is a tiered south-facing garden with a patio area, steps leading down to a decked seating area, a range of plants and shrubs, panelled fencing and courtesy lighting



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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