



Guide price £175,000

House

Bedrooms: 2

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £175,000-£200,000 - WALTON AND ALLEN are delighted to offer this CONVERTED former COACH HOUSE, set to the Rear of number 3 Chestnut Grove in the popular MAPPERLEY PARK AREA. Situated only 10 minutes walk from NOTTINGHAM CITY CENTRE and having an ALLOCATED PARKING SPACE and a shared COURTYARD GARDEN AREA, The accommodation comprises, ENTRANCE HALL, KITCHEN, BATHROOM, LIVING ROOM, DOUBLE BEDROOM, further DOUBLE BEDROOM on the first floor. Benefiting from a beautiful refitted KITCHEN and BATHROOM it really must be viewed to be appreciated. offered to the market with NO ONWARD CHAIN! Call now to view!

Hall

Entrance door to front, parquet wood flooring radiator.

Bathroom

Re-fitted with a three piece suite comprising; Traditional bath set in a tiled plinth with hand held shower fittings and wall mounted shower over, pedestal wash basin, W.C. Tiling to walls and floor, traditional style radiator, extractor fan.

Kitchen

9'4" x 9'0"

Beautiful re-fitted kitchen with a matching base and eye level units, wooden work surfaces with inset ceramic Belfast sink, space for fridge freezer, integrated electric fan assisted oven with stainless steel four ring gas hob over, cupboard housing wall mounted Baxi combination boiler, plumbing for washing machine, integrated dishwasher, tiled splash backs, tiled flooring, uPVC double glazed window to front.

Lounge

10'11" x 16'9"

Occupying the main Coach house area with high ceilings, two double glazed windows to front, open plan stair case to upper bedroom, bi-fold doors to second bedroom, and bio-ethanol wood burner style fire, radiator.

Bedroom 1

13'4" x 13'9"

Radiator, uPVC double glazed window to side.

Upper Bedroom

9'4" x 8'0"

Built into the eaves, with built in full length storage, plinth and skylight window.

Loft

Accessed from the stair case landing providing storage space.

Lease Details

Lease: 165 years remaining

Agents Note

Situated only 10 minutes walk from Nottingham City Centre with it's range of shops and facilities and vibrant nightlife, 3a Chestnut Grove is ideally located for young professionals or two people sharing.

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Property to sell?

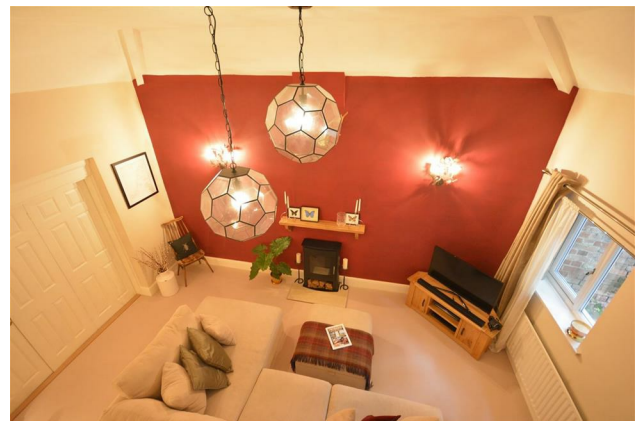
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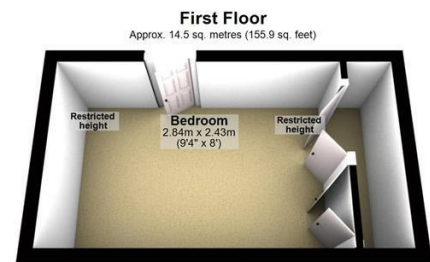
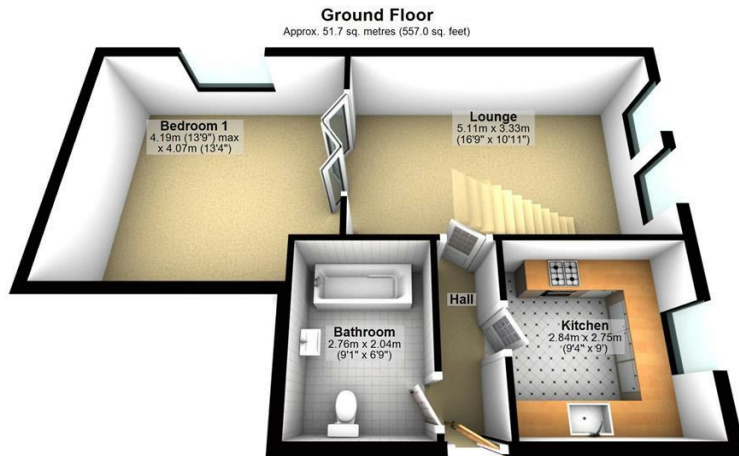
Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

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Total area: approx. 66.2 sq. metres (712.9 sq. feet)

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A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 64 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!