

**Guide price £210,000****House - Semi-Detached****Bedrooms: 3****Bathrooms: 1****Tenure: Freehold**

GUIDE PRICE £210,000 - £230,000. WALTON & ALLEN are delighted to present this Traditional THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE full of original charm. Situated only ten minutes walk from NOTTINGHAM CITY CENTRE with excellent access to the facilities therein, the accommodation briefly comprises; HALLWAY, LOUNGE, DINING ROOM, KITCHEN with integrated APPLIANCES, TWO DOUBLE BEDROOMS and a BATHROOM to the FIRST FLOOR, with further DOUBLE BEDROOM to the SECOND FLOOR. Outside there is a FRONT GARDEN and enclosed REAR GARDEN with brick OUTBUILDINGS. The REAR GARDEN is low maintenance with a LARGE PATIO AREA and THREE BRICK OUTBUILDINGS. Set back from CRANMER STREET on a pedestrian walkway, the property has GREAT ACCESS to NOTTINGHAM CITY CENTRE. Ideal for access to NOTTINGHAM TRENT UNIVERSITY and the amenities of the CITY CENTRE. Call now to view!

Entrance Hall
Stairs to first floor.

Lounge
12'3" x 11'10"
Double glazed bay window to front.

Dining Room
12'2" x 11'10"
Double glazed window to rear.

Kitchen
11'10" x 8'10"
Fitted with a matching range of base and eye level units with worktop space over. Stainless steel sink with mixer tap, fitted hob, and oven. Stairs to cellar and double glazed windows to rear garden.

Landing
Fitted storage cupboard, stairs to second floor.

Bedroom 1
12'4" x 15'9"
Two double glazed windows to front.

Bedroom 3
12'3" x 9'4"
Double glazed window to rear.

Bathroom
11'10" x 8'10"
Fitted with a four piece suite comprising bath with shower over, wash basin, WC and bidet. Fitted storage cupboard housing the boiler, double glazed window.

Bedroom 2
11'9" x 14'1"
Double glazed velux skylight window, fitted storage cupboard.

Council Tax Band
Council Tax Band: B

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.

Free Mortgage Advice
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

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

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

Disclaimer
Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.






Total area: approx. 110.4 sq. metres (1188.2 sq. feet)


Can you **save money** on your **mortgage**?

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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!