



**Ingram Road, Nottingham NG6 9GS**



welcome to

## Ingram Road, Nottingham

- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- On Street Parking
- Front and Rear Garden

Tenure: Freehold EPC Rating: D

offers in the region of

**£165,000**

**view this property online** [williamhbrown.co.uk/Property/BUL107373](http://williamhbrown.co.uk/Property/BUL107373)

### Entrance Porch

With access to the side of the property, a uPVC door to the front aspect, uPVC windows to side and rear aspect leading to the main front door.

### Entrance Hall

With uPVC front door and window to the left hand side aspect, vinyl flooring, staircase ahead and doors to downstairs WC and lounge.

### Downstairs Wc

With uPVC window to the side aspect, vinyl flooring, tiled walls, a modern fitted WC with wash basin above.

### Lounge

12' 3" x 14' 5" ( 3.73m x 4.39m )  
With uPVC bay window to the front aspect, carpet flooring, traditional brick built fireplace surround with a gas fire, a wall mounted radiator and door leading to a passage, storage cupboard and kitchen/dining room.

### Kitchen Diner

17' 9" x 9' 2" ( 5.41m x 2.79m )  
Open plan kitchen/dining room with a uPVC window to the side aspect and uPVC French doors to the rear aspect leading to the garden, vinyl flooring, fitted wall and base units, integrated oven, gas hob and extractor above, space for washing machine, fridge freezer and dining table and chairs and a wall mounted radiator.

### Landing

With carpet flooring, doors leading to the shower room, first floor accommodation and staircase leading to second floor accommodation.

### Bedroom One

12' 1" x 11' 5" ( 3.68m x 3.48m )  
With uPVC window to the front aspect, carpet flooring and a wall mounted radiator.

### Bedroom Two

11' 7" x 8' 10" ( 3.53m x 2.69m )  
Located on the second floor with uPVC window to the side aspect, carpet flooring, storage cupboard and a wall mounted radiator.

### Bedroom Three

12' 3" x 8' 11" ( 3.73m x 2.72m )  
With uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

### Shower Room

With uPVC window to the side aspect, vinyl flooring, tiled walls, double shower cubicle with shower above, modern vanity unit with integrated WC and wash basin and a wall mounted radiator.

### Outside

To the front is on street parking, gate access to the front garden and pathway to the side of the property to the main entrance. To the rear is a fence enclosed garden, with a crazy paved raised patio ideal for outdoor dining, an artificial lawn with shrub borders and a shed.



Property Ref:  
BUL107373 - 0010

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