



**Bancroft Street, Nottingham NG6 9HF**

## welcome to Bancroft Street, Nottingham

- Mid Terraced House
- Two Bedrooms
- Downstairs Bathroom
- Enclosed Rear Garden
- On Street Parking

Tenure: Freehold EPC Rating: D

offers in the region of

# £135,000

### Front Entrance

With uPVC front door leading straight into the lounge.

### Lounge

12' 2" x 11' 10" ( 3.71m x 3.61m )  
With uPVC window to the front aspect, wood effect laminate flooring, feature fireplace with a wall mounted fire and surround, a wall mounted radiator and double wooden doors leading to the kitchen diner.

### Kitchen/diner

12' 9" x 12' 2" ( 3.89m x 3.71m )  
With uPVC window to the rear aspect, tiled flooring and splashbacks, fitted wall and base units, mid height integrated double oven, a separate gas hob and extractor above, sink, drainer and mixer tap, space for washing machine, fridge freezer and a dining table and chairs, a wall mounted radiator, open-plan staircase, door to the back porch leading the back door and downstairs bathroom.

### Downstairs Bathroom

With uPVC window to the side aspect, tiled flooring and walls, extractor fan, panelled bath with over-head shower, WC, pedestal wash basin and a wall mounted radiator.

### Landing

With carpet flooring and doors leading to the first floor accommodation.

### Bedroom One

12' 9" x 12' 2" ( 3.89m x 3.71m )  
With uPVC window to the front aspect, wood effect laminate flooring and a wall mounted radiator.

### Bedroom Two

12' 4" x 9' 10" ( 3.76m x 3.00m )  
With uPVC window to the rear aspect, wood effect laminate flooring, a wall mounted radiator and a staircase leading to the loft, which is carpeted, has fitted electrics, lighting and two skylight windows.

### Outside

To the front is on street parking. To the rear is a fence enclosed garden with a slab paved patio, ideal for outdoor dining and access to an outbuilding with fitted electrics and space for outdoor storage.



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**Property Ref:**  
BUL109683 - 0006

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