



**Piccadilly, Nottingham NG6 9FL**

welcome to

## Piccadilly, Nottingham

- Semi Detached House
- Three Bedroom
- Kitchen Diner
- On Street Parking
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers over

**£210,000**

### Entrance Hall

With uPVC door and windows to the side aspect, wooden flooring, a wall mounted radiator, access to the staircase, a storage cupboard and doors to the lounge and kitchen/diner.

### Lounge

16' 10" x 15' 6" ( 5.13m x 4.72m )  
With uPVC bay window, carpet flooring, feature fireplace with gas fire and surround, space for a three piece suite, TV point and a wall mounted radiator.

### Kitchen Diner

12' 3" x 11' 6" ( 3.73m x 3.51m )  
With a wooden frame window and door to the rear aspect wooden flooring, built-in floor to ceiling storage/pantry cupboard, fitted wall and base units, sink, drainer and mixer tap, space for washing machine, range style cooker and fridge freezer.

### Landing

With carpet flooring, access to the loft, a wall mounted radiator and doors leading to all first floor accommodation.

### Bedroom One

14' 9" x 10' 10" ( 4.50m x 3.30m )  
Spacious double bedroom, with uPVC window to the front aspect, carpet flooring, fitted mirror front wardrobes and a wall mounted radiator.

### Bedroom Two

11' 9" x 8' 11" ( 3.58m x 2.72m )  
With uPVC window to the rear aspect, wood effect laminate flooring, a built-in storage cupboard and a wall mounted radiator.

### Bedroom Three

11' 3" x 6' 7" ( 3.43m x 2.01m )  
With uPVC window to the rear aspect, wood effect laminate flooring and a wall mounted radiator.

### Bathroom

With uPVC privacy window to the side aspect, lino flooring, panelled bath with over-head shower, pedestal wash basin and a wall mounted radiator.

### Separate WC

With uPVC privacy window to the side aspect, WC and a wall mounted radiator.

### Outside

To the front is on street parking, iron gate access to a part wall and fence bordered garden with a variety of shrubs and paved side access to the main entrance and rear garden. To the rear is outside storage room to the rear of the property, a fence enclosed garden, lawn and block paved patio area ideal for outdoor dining and a brick built outbuilding to the rear of the garden.



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Property Ref:

BUL109812 - 0009

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