



Spruce Gardens, Nottingham NG6 7DH

welcome to

Spruce Gardens, Nottingham

- Mid Terraced House
- Three Bedrooms
- Downstairs WC
- Kitchen Diner
- Off Street Parking

Tenure: Freehold EPC Rating: C

offers in the region of

£185,000

Entrance Hall

With UPVC door, carpet flooring, a wall mounted radiator, door to all ground floor accommodation and staircase leading to the first floor.

Downstairs Wc

With UPVC Privacy window to the front elevation, tiled flooring, tiled splashback, WC, vanity unit with integrated hand wash basin above.

Kitchen Diner

13' 4" x 11' 7" (4.06m x 3.53m)
Spacious room, with UPVC window to the front aspect, tiled flooring, fully fitted wall and base units, integrated mid height double oven, a separate gas hob and extractor above, sink, drainer and swan neck mixer tap, a wall mounted radiator and space for a washing machine, fridge freezer and dining table and chairs.

Lounge

13' 4" x 11' 9" (4.06m x 3.58m)
With UPVC window to the rear elevation, carpet flooring, feature fireplace with fire and surround, TV and power points and a wall mounted radiator.

Conservatory

With UPVC windows and door to the rear, space for seating and access to the rear garden.

Landing

With access to the loft and doors to all first-floor accommodation.

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)
With UPVC window to the front elevation, carpet flooring and a wall mounted radiator.

Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m)
With UPVC window to the rear elevation, carpet flooring and a wall mounted radiator.

Bedroom Three

9' x 8' 11" (2.74m x 2.72m)
With UPVC window to the front elevation, carpet flooring and a wall mounted radiator.

Bathroom

With UPVC privacy window to the rear elevation, laminate flooring, modern decor throughout, walk-in shower cubicle, WC, pedestal wash basin and a wall mounted radiator.

Outside

To the front is on street parking, maintenance free front garden, out-house storage building.
To the rear is a well-presented maintenance blocked paved driveway, fence borders, with a variety of plants, a shed and double gate access.



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Property Ref:

BUL110182 - 0007

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