



Severn Street, Nottingham NG6 8LQ

welcome to

Severn Street, Nottingham

- GUIDE PRICE £170,000 - £180,000
- Spacious End Terrace House
- Two Bedrooms Plus Attic Room
- Gas Central Heating
- Double Glazing

Tenure: Freehold EPC Rating: D

guide price

£170,000

Lounge

13' 12" x 3' (3.96m x 0.91m)
UPVC double glazed window to front aspect, radiator and feature fireplace and surround housing a cast iron log burner.

Dining Room

13' x 12' 5" (3.96m x 3.78m)
With radiator and feature fireplace.

Kitchen

12' 5" x 11' 11" (3.78m x 3.63m)
With large skylight window, a selection of wall and base units, under counter fridge/ freezer, double oven, electric hob with extractor over, plumbing for slim line dishwasher, stainless steel sink and drainer unit with mixer tap over and UPVC doors to sun lounge and utility room.

Sun Lounge

13' 9" x 10' 1" (4.19m x 3.07m)
With UPVC windows to side and rear aspects, door to downstairs WC and two double doors to rear garden.

Downstairs Wc/Utility Area

With plumbing and space for washing machine, tumble dryer and fridge, low level WC and wash hand basin.

Landing

With radiator and stairway access to the loft room.

Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)
With two double glazed windows to front aspect and a radiator.

Bedroom Two

12' 3" x 9' 10" (3.73m x 3.00m)
With feature fireplace, radiator and double-glazed window to rear aspect.

Loft Room

13' 8" x 12' 10" (4.17m x 3.91m)
With skylight window to rear aspect.

Bathroom

With bath, electric shower, wash hand basin, the luxury of underfloor heating. housing for boiler, modern vertical radiator, towel rail, low level WC, a frosted window.

Outside Rear

A large garden with paved areas leading to laid lawn leading to shed at the rear.



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Property Ref:

BUL110212 - 0007

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