

property details **approval form**

1 Kelso Gardens, Meadows, Nottingham, Nottinghamshire, England, NG2 1QA

Date: 04 August 2021

Property Ref and Version: NVS113704 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£230,000

Tenure: Freehold

>> **key features**

- > Four Bedrooms
- > Beautifully Presented
- > Close to City Centre & West Bridgford
- > Enclosed Low Maintenance Garden
- > Two Receptions
- > EPC Rating: D

>> **short description**

Beautifully presented and refurbished to a high specification throughout by the current owners, this four bedroom property is situated in the highly sought after area of the Meadows only a short distance from the City Centre. Viewing is advised to appreciate the accommodation on offer.

>> **long description**

A beautifully presented four bedroom home situated in the popular residential location of the meadows. The home which offers high quality living accommodation throughout must be viewed to be fully appreciated, The home briefly comprises to ground floor; entrance hall, boot room, lounge, dining room and separate kitchen/diner. The first floor offers three double bedrooms, single bedroom and a large newly fitted bathroom.

>> **directions**

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>> room description

Entrance Hall

A light airy entrance which gives access to the rest of the home

Boot Room/storage

Tiled floor & walls. Could be easily be turned back into a w/c.

Kitchen

13' 5" x 13' 3" (4.09m x 4.04m)

Comprising a range of wall and base units, space for range cooker with extractor fan over, Belfast style sink with mixer tap, integrated fridge/freezer, plumbing for white goods, double glazed window to side aspect, double glazed door and a tiled splashback surround.

Lounge

16' 7" x 12' (5.05m x 3.66m)

A good sized living space which comprises; double glazed windows to rear garden access, radiator, telephone and tv point.

Dining Room

15' 1" x 8' 9" (4.60m x 2.67m)

Comprising double glazed French doors to side access, radiator and double glazed window to rear aspect.

Bedroom One

13' 7" x 11' 7" (4.14m x 3.53m)

Large double bedroom comprising; double glazed window to side aspect, tv point and radiator.

Bedroom Two

14' 9" x 11' 8" (4.50m x 3.56m)

A further double bedroom which comprises; double glazed window to rear and radiator.

Bedroom Three

12' 3" x 9' 8" (3.73m x 2.95m)

Comprising double glazed window to rear aspect and radiator.

Bedroom Four

9' 5" x 6' 8" (2.87m x 2.03m)

Comprising double glazed windows to the rear aspect and radiator.

Bathroom

A great size family bathroom which has been refurbished to a high standard, the bathroom briefly comprises; a large freestanding roll top claw footed bath, vanity wash hand basin, low level wc, radiator and double glazed window to side aspect.

Outside

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>> **room description**

Enclosed landscaped gardens comprising of decked areas, artificial lawn and enclosed by fencing.

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>> **room description**

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>> **property images**



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>> floor plan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for William H Brown. Powered by www.focalagent.com

>> approval

	Signature	Date
James Edward Evans		
Ms D.M. Morris		