



Trent Crescent,
Attenborough, Nottingham
NG9 6BY

£235,000 Freehold



A two-bedroom semi-detached property situated in a quiet cul de sac with the benefit of no upward chain.

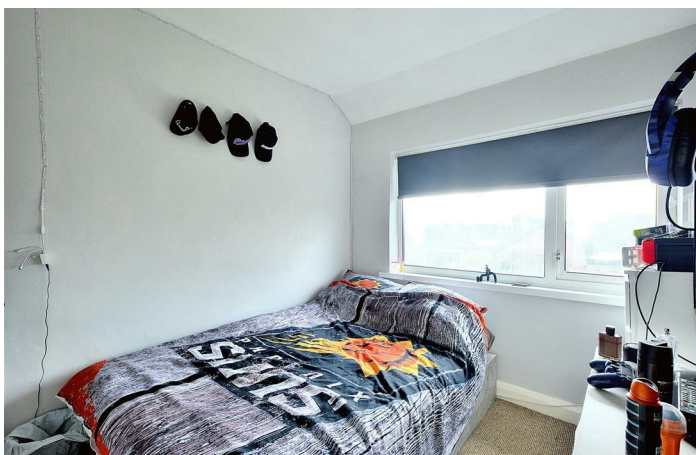
This property would make the ideal purchase for a large variety of buyers including first time buyers, young professionals or anyone looking to add to an investment portfolio.

Situated within Attenborough, a popular and convenient residential location, within easy reach of a variety of local shops, and amenities including schools, transport links, Chilwell Retail Park, and Attenborough Nature Reserve. There is also the benefit of bus links within a short distance for trips in and around the city, and Attenborough train station is only a short walk away for journeys further afield.

In brief the property comprises; entrance hall, lounge, and breakfast kitchen to the ground floor. Then rising to the first floor are two double bedrooms and a family bathroom.

Outside to the front of the property there is a low maintenance lawned garden and side access to the private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed entrance door, radiator and stairs leading to the first floor.

Lounge

12'2" x 11'10" (3.73m x 3.61m)

UPVC double glazed window to the front, laminate flooring and radiator.

Breakfast Kitchen

14'11" x 11'1" (4.56m x 3.38m)

Fitted with a range of wall, base and drawer units, rolled edge working surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and air filter over, tiled splash backs, breakfast bar, space and plumbing for washing machine and dryer, further appliance space, tiled flooring, UPVC double glazed window to the rear and UPVC double glazed sliding patio doors leading to the rear garden.

First Floor Landing

UPVC double glazed window to the side, stairs rising from the ground floor and doors leading into the bathroom and two bedrooms.

Bedroom One

11'10" x 10'8" (3.62m x 3.26m)

UPVC double glazed window to the front, carpet flooring and radiator.

Bedroom Two

8'2" x 7'10" (2.49m x 2.41m)

UPVC double glazed window to the rear, carpet flooring and radiator.

Bathroom

Fitted with a three piece suite comprising; panelled bath with electric power shower over and glass splash screen, pedestal wash hand basin, low level WC, part tiled walls, laminate flooring and obscure UPVC double glazed window to the rear.

Outside

To the front of the property there is a low maintenance lawned garden and path to the side leading to the front

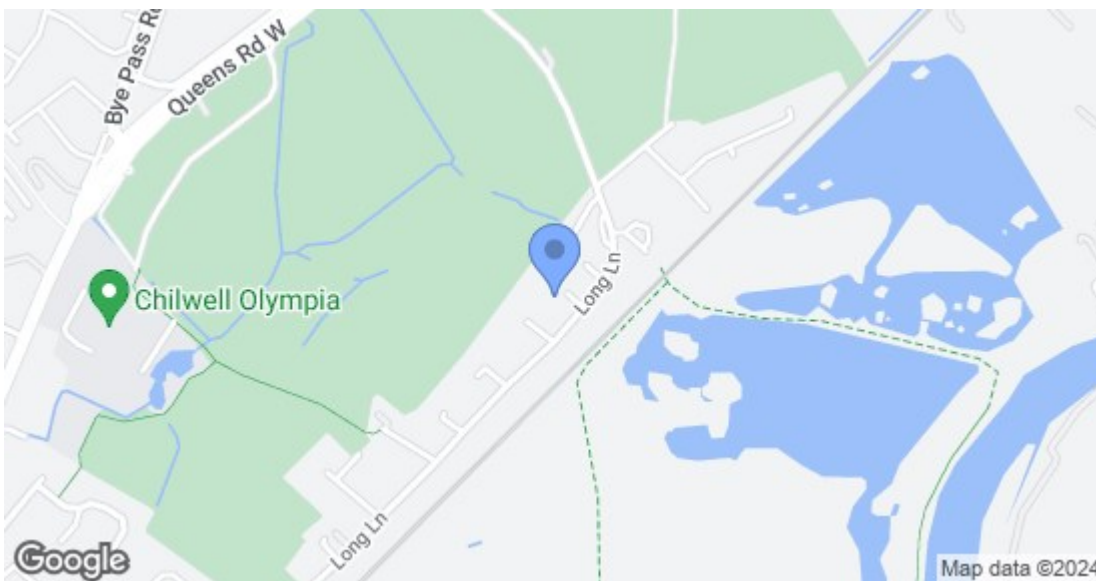
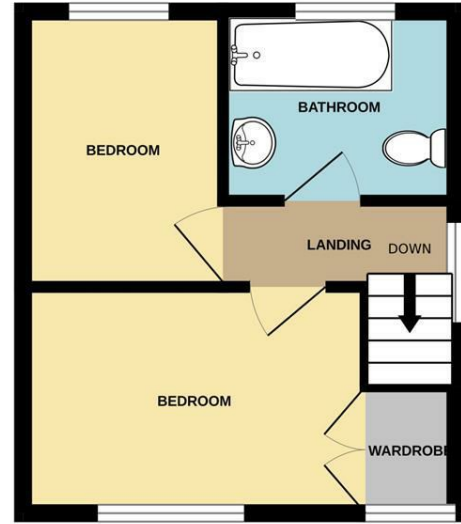
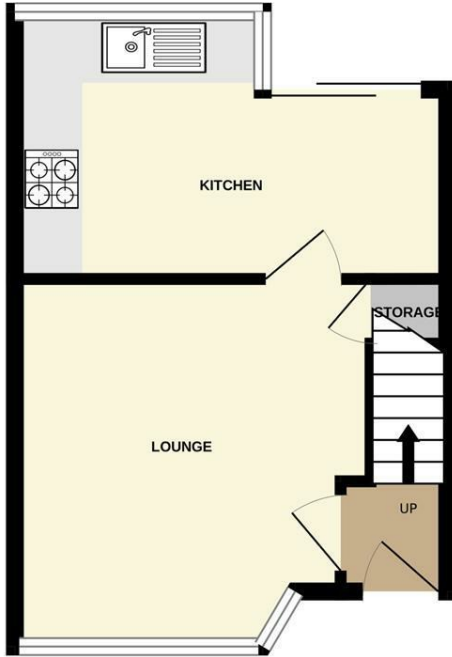
door. Gated side access leads to the private and enclosed garden, which is mainly laid to lawn and features a paved patio area, garden shed and timber fencing.



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.