

Crofton Road,  
Attenborough, Nottingham  
NG9 5HT

**£260,000 Freehold**





A traditionally styled and constructed, three-bedroom, semi detached house, offering great potential.

Occupying a sought-after and established residential location, conveniently situated for easy access to the award winning Attenborough Nature Reserve and train station, as well as a range of local shops and other facilities.

In brief the internal accommodation comprises; entrance porch, entrance hallway, WC, sitting room, dining room and kitchen to the ground, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a walled front with garden, drive to the side with detached brick and tiled garage beyond, and to the rear, there is a generous and private garden with decking and lawn.

Available to the market with chain free possession, and offering excellent development potential, subject to the necessary consents, this property will appeal to a variety of potential purchaser.





### Entrance Porch

UPVC double glazed double entrance doors with flanking windows, and second wooden door leads to the entrance hallway.

### Entrance Hallway

Stairs leading to the first floor landing, laminate flooring and radiator.

### WC

Fitted with a low level WC, corner wall mounted wash hand basin, double glazed window and extractor fan.

### Kitchen

8'11" x 9'2" (2.74m x 2.8m )

Fitted wall, base and drawer units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with extractor above and electric oven below, plumbing for a washing machine, UPVC double glazed door the exterior, and double glazed window.

### Dining Room

12'4" x 12'0" (3.78m x 3.66m )

Double glazed window and radiator.

### Sitting Room

11'11" x 12'0" (3.64m x 3.66m )

UPVC double glazed bay window and radiator.

### First Floor Landing

Stairs rising from the ground floor and double glazed window.

### Bedroom One

12'0" x 10'11" (3.66m x 3.34m )

UPVC double glazed window and radiator.

### Bedroom Two

12'4" x 12'0" (3.78m x 3.66m )

UPVC double glazed window and radiator.

### Bedroom Three

6'11" x 6'4" (2.13m x 1.95m )

UPVC double glazed window and radiator.

### Bathroom

8'10" x 6'9" (2.71m x 2.06m )

Fitted with a low level WC, pedestal wash hand basin, bath with mains shower over, part tiled walls, two double glazed windows and radiator.

### Outside

To the front, the property has an established garden, with paving and shrubs and a drive which runs along the side of the property to the detached brick and tiled garage beyond. To the rear the property has an enclosed and private garden with decking, lawn and mature shrubs and trees.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Accessibility/Adaptions: None

Planning Permissions/Building Regulations: None

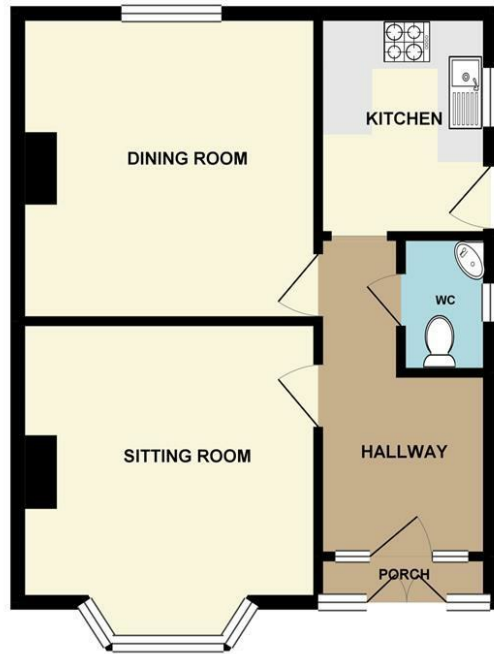
Has the Property Flooded?: No

### Disclaimer:

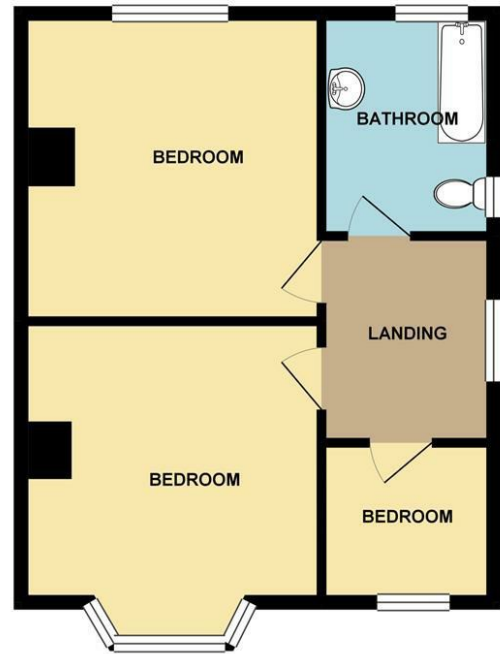
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GROUND FLOOR 42.65 sq. m.  
( 459.11 sq. ft. )

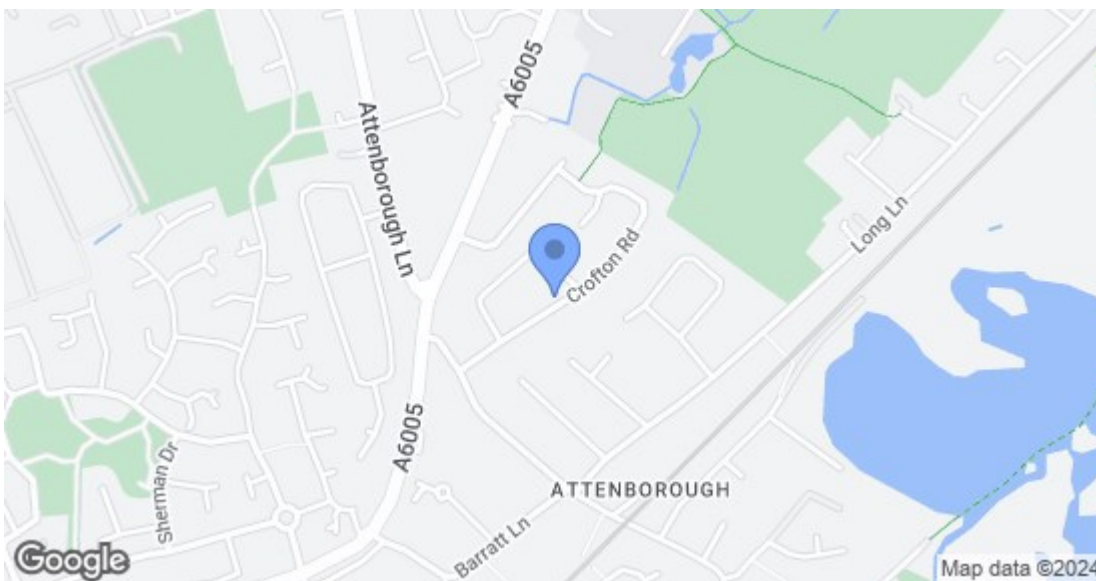


1ST FLOOR 42.63 sq. m.  
( 458.84 sq. ft. )



TOTAL FLOOR AREA : 85.28 sq. m. ( 917.96 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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