



Tonnelier Road,  
Nottingham,  
NG7 2RW

**£130,000 Leasehold**





A versatile two-bedroom, ground floor flat.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities, including schools, transport links, Queens Medial Centre, and The University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, open plan lounge diner, kitchen, two bedrooms and a bathroom.

Outside the property benefits from a parking space and communal gardens to the front and rear.

Offered to the market with the benefit of chain free vacant possession, and redecoration throughout, with new flooring to be laid shortly, this property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hall

Entrance door, electric radiator, and doors to the bathroom, two bedrooms and lounge diner.

### Lounge Diner

20'2" x 9'4" (6.17m x 2.86m )

Two electric radiators, double glazed window to the front and a double glazed and single glazed window to the side, and door to the kitchen.

### Kitchen

9'4" x 7'11" (2.86m x 2.43m )

With a range of wall, base and drawer units, work surfaces, single sink and drainer unit with mixer tap, electric cooker, space for a fridge freezer, plumbing for a washing machine, tiled splashbacks, double glazed window to the rear, and a window to the side.

### Bedroom One

11'2" x 8'8" (3.41m x 2.66m )

With a double glazed window to the front and electric radiator.

### Bedroom Two

8'9" x 6'11" (2.68m x 2.11m)

Double glazed window to the rear.

### Bathroom

With a panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan, electric shaver point, and a airing cupboard housing the hot water cylinder.

### Outside

Outside the property benefits from a parking space and communal gardens to the front and rear.

### Material Information:

Leasehold

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

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

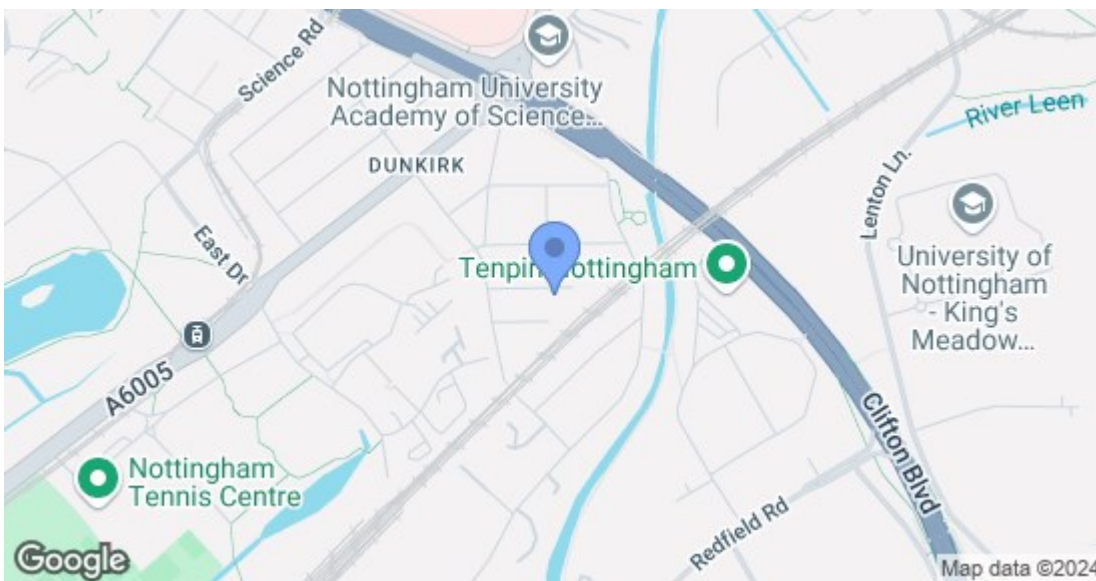
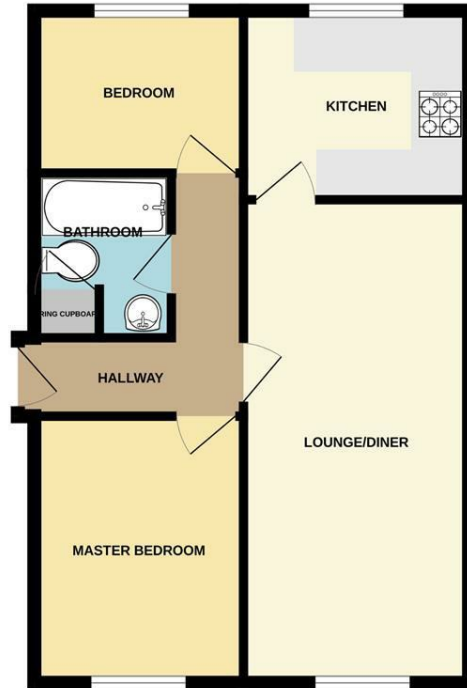
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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







GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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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