



Petersham Mews,  
Lenton, Nottingham  
NG7 1HF

**£250,000 Freehold**





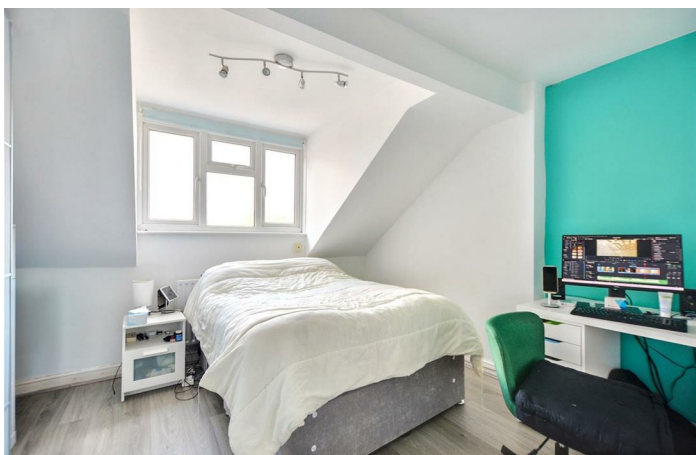
Situated in Lenton, you are ideally placed with a range of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking for a buy to let investment, as this is a popular investment area.

In brief the internal accommodation comprises; an entrance hall, large dining room or third bedroom, bathroom, separate WC and utility room. Then rising to the first floor is the living room and breakfast kitchen and then on the top floor is two double bedrooms.

Outside to the front of the property is a driveway with ample off-street parking for two cars in tandem. The enclosed rear garden is paved keeping it low maintenance with views out to Nottingham Canal.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



#### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator.

#### Dining Room/Bedroom Three

18'8" x 11'8" (5.69m x 3.56m )

A spacious reception room, with hard wood flooring, two radiators and UPVC double glazed door out to the rear garden.

#### Utility Room

Space and fittings for freestanding appliances to include washing machine and dryer.

#### Bathroom

Incorporating walk in mains powered shower, wash hand basin and space for freestanding bath, part tiled walls and radiator.

#### Separate WC

Low flush WC, part tiled walls and radiator.

#### First Floor Landing

#### Lounge

13'6" x 11'3" (4.13m x 3.45m )

Reception room, with laminate flooring, radiator, electric fireplace and UPVC double glazed sliding door out on to the balcony.

#### Kitchen Diner

13'11" x 11'7" (4.26m x 3.54m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer and mixer tap. Inset gas hob and space and fittings for freestanding appliances to include fridge, freezer and dishwasher. Two UPVC double glazed windows to the front aspect.

#### Second Floor Landing

Access to the loft hatch and a useful storage cupboard.

#### Bedroom One

11'8" x 11'6" (3.57m x 3.53m )

A double bedroom, with laminate flooring, radiator and UPVC double glazed French door to another balcony.

#### Bedroom Two

12'1" x 11'0" (3.70m x 3.36m )

A double bedroom, with laminate flooring, with radiator and UPVC double glazed window to the front aspect.

#### WC

Fitted with a low flush WC.

#### Outside

A driveway to the front, with ample off-street parking for two cars in tandem. Enclosed rear garden, paved with possibility for mooring a boat, if mooring licence is granted.

#### 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

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

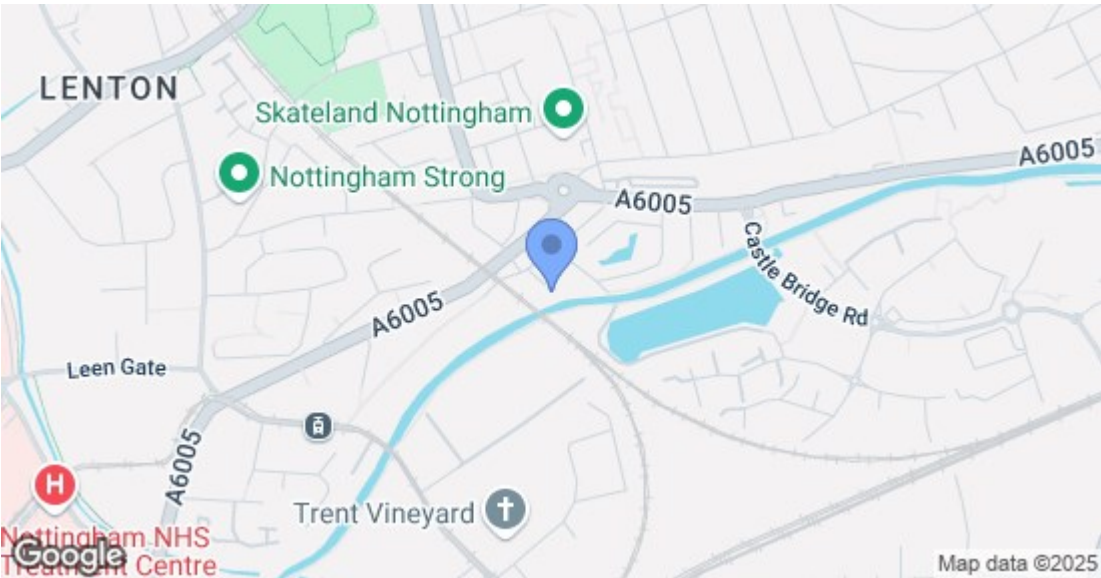
#### Disclaimer:

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.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	67	
(55-68) D		
(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 <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		
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.