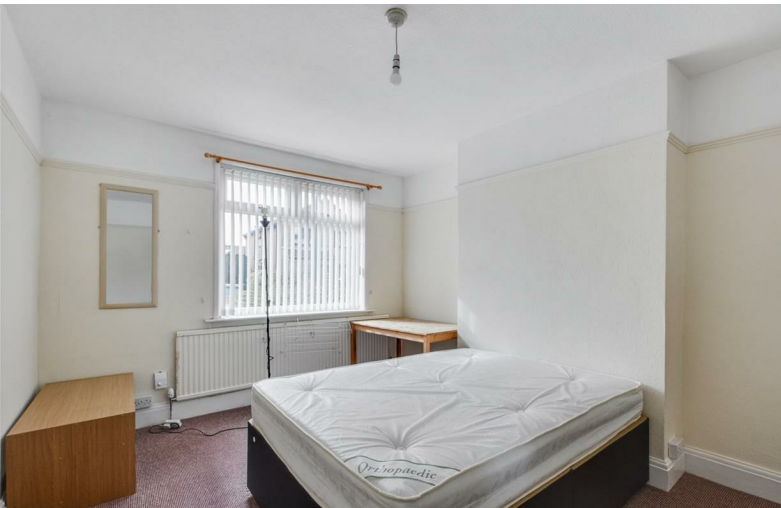




Greenfield Street,
Dunkirk, Nottingham
NG7 2JN

£280,000 Freehold



A traditionally styled and constructed three-bedroom semi-detached house formally used as a house of multiple occupation.

Available to the market with the benefit of chain free vacant possession, this extended and well-proportioned property, is considered ideal as an investment or a home.

In brief the internal accommodation comprises: spacious entrance hall, extended kitchen, WC, sitting room/bedroom and dining room/potential bedroom. Rising to the first floor are three good sized bedrooms, and a bathroom.

Outside the property has a walled frontage with shrubs, and to the rear has a low-maintenance enclosed garden of gravel.

Occupying an established residential location, ideally placed for easy access to the centres of Beeston and Nottingham, the Queens Medical Centre, The University of Nottingham and excellent transport links.



Entrance Hall

UPVC double glazed entrance door, radiator, stairs off to first floor landing, under stairs recess with UPVC double glazed window.

Sitting Room/Potential Bedroom

13'6" x 10'11" (4.12m x 3.33m)

Radiator, UPVC double glazed window.

Dining Room/Possible Bedroom

12'11" x 10'11" (3.95m x 3.35m)

UPVC double glazed window, radiator, and fitted cupboard.

Kitchen

15'8" x 6'5" (4.80m x 1.97m)

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset electric hob with electric oven beneath and air filter above, plumbing for a washing machine, further appliance space, two UPVC double glazed windows, and radiator.

Rear Hallway

UPVC double glazed door to the exterior.

WC

Fitted with a WC, corner wash-hand basin, UPVC double glazed window.

First Floor Landing

UPVC double glazed window.

Bedroom One

13'6" x 9'0" (4.12m x 2.76m)

UPVC double glazed window, radiator and fireplace.

Bedroom Two

12'11" x 10'11" (3.94m x 3.33m)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three

8'2" 8'0" (2.50m 2.44m)

UPVC double glazed window, radiator and wardrobe.

Bathroom

6'4" x 8'10" (1.94m x 2.70m)

Fitments in white comprising WC, pedestal wash-hand basin, shower cubicle with hydro shower over, fully tiled walls, UPVC double glazed window, extractor fan and radiator.

Outside

To the front the property has a walled forecourt garden with established shrubs. To the rear the property has an enclosed garden with a gravel area, yard and walled boundary.

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

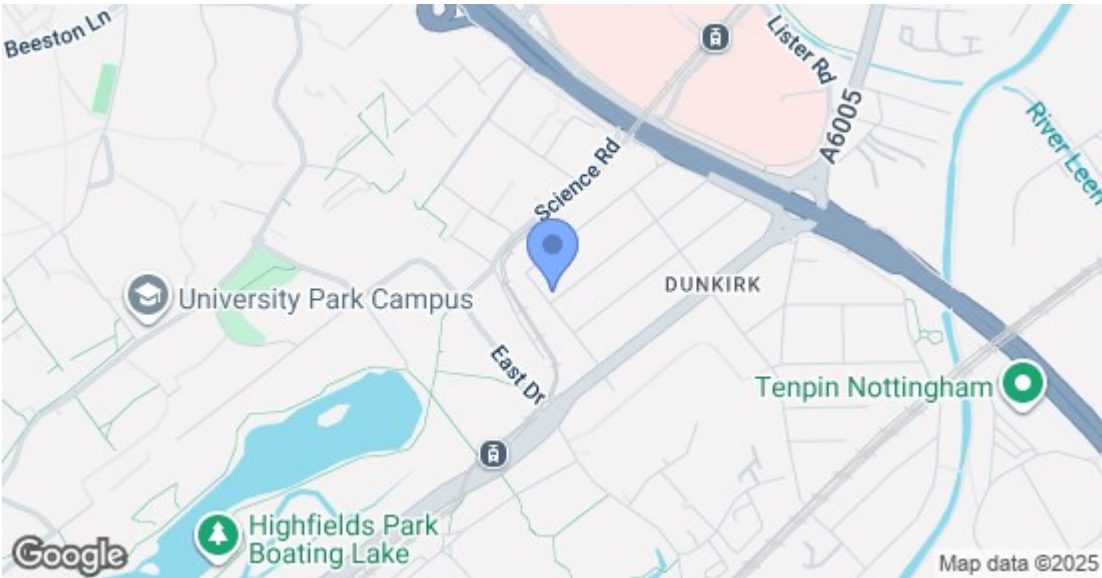
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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		

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