



Staindale Court,  
, Nottingham  
NG8 5FZ

**£115,000 Leasehold**





A spacious two bedroom maisonette with a garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools and transport links this great property is considered an ideal opportunity for cash cash buyers.

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

Outside the property benefits from a single garage with ample parking in front.

Offered to the market with the benefit of chain free vacant possession.



### Entrance hall

UPVC double glazed front door, stairs to the first floor, loft hatch and doors to the bathroom, two bedrooms and lounge/diner.

### Lounge/diner

15'10" x 11'7" (4.84 x 3.55)

Laminate flooring, UPVC double glazed window to the front, radiator, gas fire, built in storage cupboard and door to the kitchen.

### Kitchen

8'9" x 6'8" (2.69 x 2.04)

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, tiled splashbacks, laminate flooring, space for a fridge freezer and washing machine, radiator and UPVC double glazed window to the rear.

### Bedroom One

13'2" x 10'7" (4.02 x 3.23)

A carpeted double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Two

9'5" x 7'5" (2.88 x 2.27)

Carpeted bedroom with built in storage cupboards, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising a panelled bath with an electric shower over, pedestal wash hand basin, WC, tiled flooring and walls, radiator, and UPVC double glazed window to the rear.

### Garage

16'7" x 8'7" (5.08 x 2.63)

### Outside

Outside the property benefits from a single garage with ample parking in front.

### 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

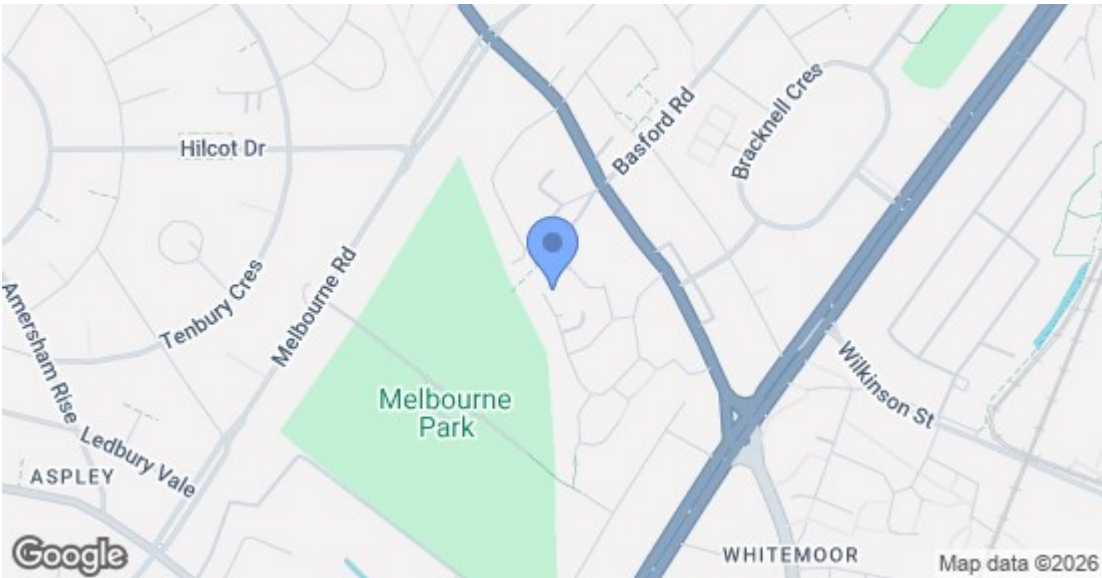
Does the property have spray foam in the loft?: No

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		
(81-91) B		
(69-80) C		
(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		
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