



**Garton Close, Nottingham, NG6 8RZ**  
£190,000 Freehold



# Garton Close, Nottingham

2 Bedrooms, 1 Bathroom

£190,000

- Two Bedroom Semi-Detached House
- Immaculately Presented Throughout
- Ample Off Road Parking
- Detached Single Garage
- Cul-De-Sac Setting
- Fantastic Location - Close To NET Tram Network & Motorway
- Freehold

Immaculately presented throughout, this two bedroom semi-detached property affords an excellent location, peacefully situated in a cul-de-sac setting yet within walking distance of the NET Tram Network and easy access to the M1 at J26. An ideal first time purchase the accommodation comprises of an entrance hall, lounge, modern fitted dining kitchen, two double bedrooms (both with fitted storage) and bathroom. Externally, there is an enclosed, landscaped rear garden, ample off road parking for several vehicles and a detached single garage.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL** Accessed via an external door with tiled flooring and ceiling light.

**LIVING ROOM** 13' 4" x 12' 10" (4.06m x 3.91m) With a fitted carpet, uPVC double glazed squared bow window to the front elevation, fire with hearth and surround, wall mounted radiator, stairs rising to the first floor and ceiling light.

**DINING/KITCHEN** 13' 5" x 8' 11" (4.09m x 2.72m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, integrated electric oven, hob and extractor hood over, Worcester Bosch combi boiler (installed 2020), washing machine plumbing, tiled flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and external door to the rear garden and two ceiling lights.

**LANDING** With a fitted carpet, uPVC double glazed window to the side elevation, loft hatch and ceiling

light.

**MASTER BEDROOM** 13' 5" x 9' 10" (4.09m x 3m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobe and ceiling light.

**BEDROOM TWO** 9' 2" x 7' 2" (2.79m x 2.18m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, fitted wardrobe and over stairs storage cupboard, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer taps and electric shower over, low flush w.c. and vanity wash hand basin, floor and part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear and fitted ceiling spotlights.

**EXTERNAL** The property enjoys a landscaped rear garden which laid to lawn with a raised decking area,

outside power points, fenced boundary and secure gate access. To the front is laid to lawn garden and a driveway providing off road parking for several vehicles and leading to a detached single garage with up and over door, power and lighting.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
577.94 ft<sup>2</sup>

Reduced headroom  
9.82 ft<sup>2</sup>

(1) Excluding balconies and terraces.

(2) Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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