

# Trentham Drive

Nottingham  
NG8 3NE

**Guide Price £285,000**



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Location



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Video



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0115 841 1155



- Detached bungalow
- Two bedrooms
- Separate kitchen
- Porch
- Rear garden & patio
- Driveway
- No Onward Chain!
- EPC - Band D
- Council Tax Band - D
- Tenure - Freehold

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 fhp.living  
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## Trentham Drive, , Nottingham, NG8 3NE

FHP Living is pleased to offer for sale this delightful, detached bungalow appealing to buyers looking for a comfortable, low-maintenance home in a popular location. Being within three miles of the Nottingham city centre means relatively easy access to shopping, dining, cultural attractions, and transport links, making it convenient for both working professionals and retirees.

Accommodation briefly comprises; lounge offering a welcoming space for relaxation or entertaining guests. Its layout provides flexibility for different furniture arrangements, ensuring comfort.

The separate kitchen is equipped with modern appliances, making meal preparation easy.

With two bedrooms, this property could suit a couple, a small family, or even someone looking for an extra room to serve as a guest room or office.

The bathroom is equipped with a suite, suggesting a full set of fixtures such as a bath/shower, sink, and toilet adding to the functional convenience of the home. In addition, there is an attic/loft.

Outside. The property is palisaded with a rear garden designed for easier maintenance, ideal for those who enjoy some outdoor space without the time-consuming upkeep.

The property also offers a driveway for off-road parking, a valuable feature, particularly in areas where street parking might be limited.



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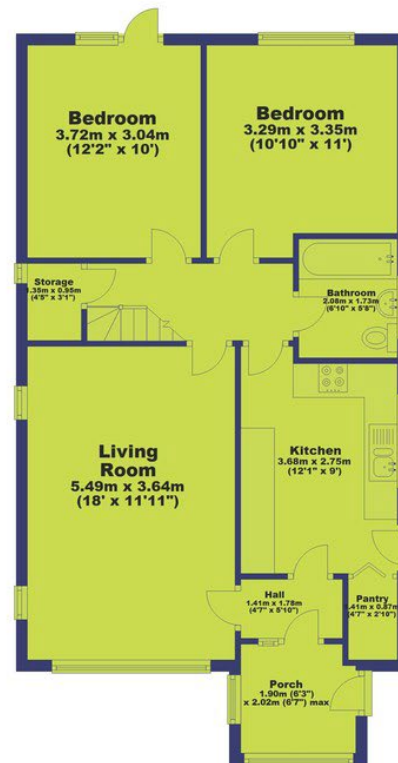


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**Ground Floor**  
Approx. 73.8 sq. metres (794.2 sq. feet)

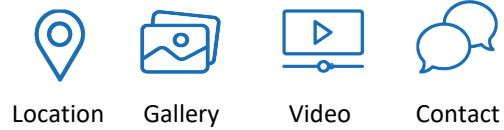


**Room in Roof**  
Approx. 19.5 sq. metres (209.7 sq. feet)



**Total area: approx. 93.3 sq. metres (1003.9 sq. feet)**

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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.