



Knights Close,
Toton, Nottingham
NG9 6PS

O/O £230,000 Freehold



A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME SITUATED IN A CUL-DE-SAC.

A two bedroom semi detached house found in this sought after location, ideal for a buy to let investor or first time buyer. The property is well presented and benefits from gas central heating, two parking spaces and is found in a quiet spot.

In brief the accommodation comprises of a hallway, kitchen, lounge, two first floor bedrooms and bathroom. There is off road parking and gardens to the front and rear. An early internal viewing comes highly recommended in order to appreciate the size and location of the property.

Situated within the popular area of Toton, close to a wide range of local schools, supermarkets and retail parks, the property falls within the desirable secondary catchment area for George Spencer Academy and there are fantastic transport links available including the nearby tram stop, bus stops and easy access to major road links such as the A52, M1 and A50.



Entrance Hall

Double glazed door to the front, double glazed window to the side, radiator, door to lounge and open to:

Kitchen

8'5 x 8'9 approx (2.57m x 2.67m approx)

Double glazed window to the front, wall, base and drawer units with work surfaces over, stainless steel sink and drainer, part tiled walls, integrated electric oven, four ring hob over and extractor hood over, linoleum flooring, radiator and wall mounted boiler.

Lounge

12'9 x 14' max approx (3.89m x 4.27m max approx)

Double glazed patio sliding doors to the rear, TV point, radiator, storage cupboard and telephone point.

First Floor Landing

Double glazed window to the side, access to loft and doors to:

Bedroom 1

12'11 x 11'6 approx (3.94m x 3.51m approx)

Two double glazed windows to the front, radiator and storage cupboard.

Bedroom 2

6'7 x 9'4 plus wardrobe approx (2.01m x 2.84m plus wardrobe approx)

Double glazed wooden window to the rear, radiator and built-in wardrobes.

Bathroom

Double glazed window to the rear, panelled bath, low flush w.c., pedestal wash hand basin, radiator, linoleum flooring, part tiled walls.

Outside

To the front of the property there is off road parking for two vehicles and lawned garden with fencing.

The rear garden is laid mainly to lawn with fencing to the boundaries.

Directions

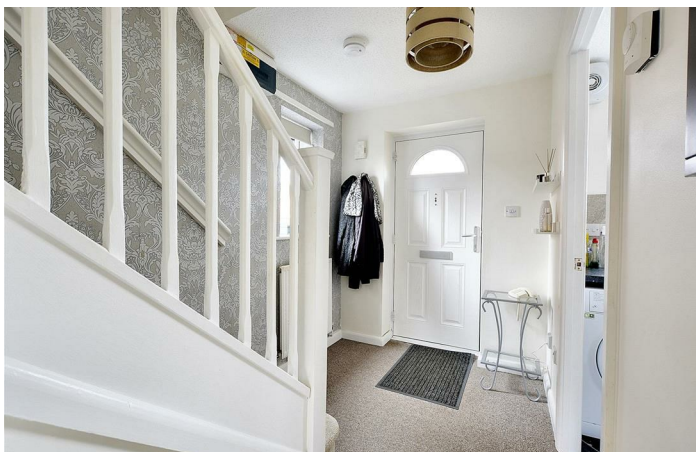
Proceed out of Long Eaton along Nottingham Road and at

the traffic lights with The Manor Public House turn left onto High Road and take the left turning onto St Georges Drive and onto Knights Close.

7770AMCO

Council Tax

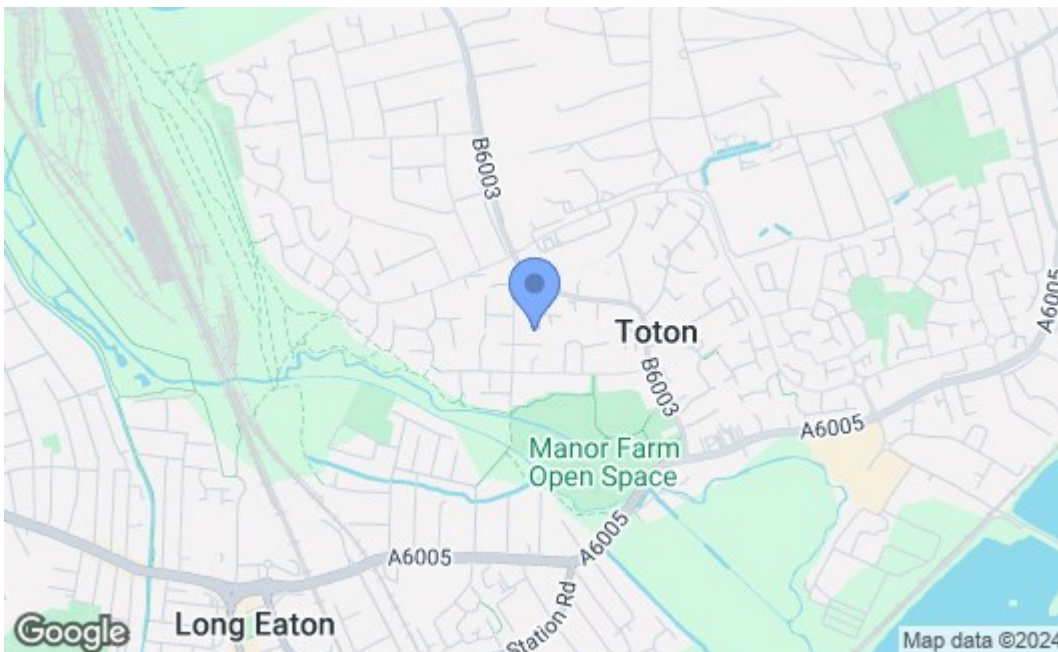
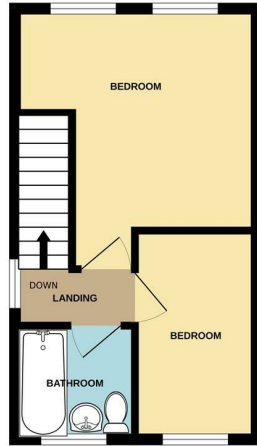
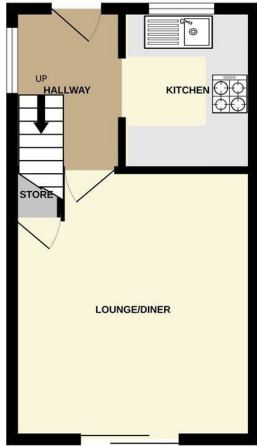
Broxtowe Borough Council Band B



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(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 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	

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.