



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





49 Prospect Road Nottingham, NG4 1LX

- Three bedrooms
- 6.9m lounge diner
- Large garden and garage
- Centrally heated conservatory
- Kitchen with built-in oven and hob
- Combination boiler

A well maintained three bedroomed semi-detached house with a large rear garden, detached garage (narrow access) and a UPVC double glazed centrally heated conservatory! Entrance porch and hallway, kitchen with integrated oven and hob, 6.9m lounge diner and upstairs there are three bedrooms and bathroom with electric shower.

Offers Over £215,000



Entrance Porch

UPVC double glazed double doors, polycarbonate roof with fitted blinds and double glazed secondary door through to the hallway.

Hallway

Meter cupboard with modern RCD board, UPVC double glazed side window, stairs to the first-floor landing with original balustrade and understair pantry cupboard. Radiator and doors to both the lounge and kitchen.

Lounge Diner

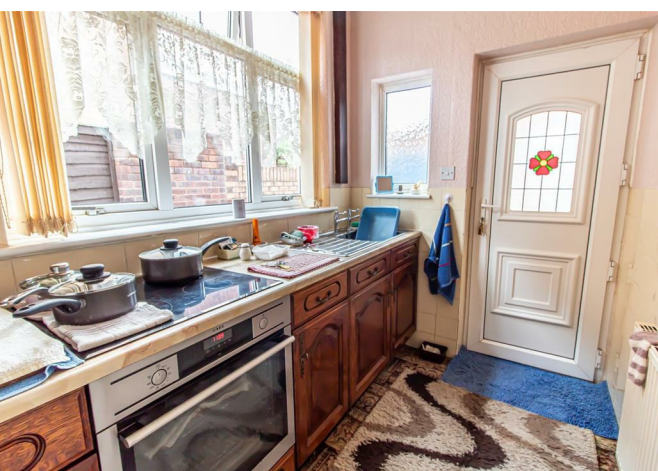
22'7" plus bay x 11'1"

Marble fireplace and hearth with coal effect electric fire, UPVC double glazed bay window to the front, three radiators and UPVC double glazed window to the rear.

Kitchen

8'0" x 5'8"

Several wall and base units with marble effect worktops and inset stainless steel sink unit and drainer with tiled splashbacks. Appliances consist of brushed steel trim electric oven and a four ring ceramic hob. Radiator, UPVC double glazed side window, UPVC double glazed rear window and door through to the conservatory.





Conservatory

11'4" x 9'1"
Being UPVC double glazed with fully fitted drop-down blinds and additional vertical blinds. Pitched polycarbonate roof with matching fitted blinds, along with radiator, light, power and side door.

First Floor Landing

UPVC double glazed side window and loft access.

Bedroom 1

11'2" x 11'0"
Built-in double wardrobes with overhead storage on either side of the bed space. Separate built-in double wardrobes with sliding doors and additional airing cupboard which houses the modern ideal combination gas boiler. UPVC double glazed rear window with elevated views and radiator.

Bedroom 2

11'0" x 10'5"
Double wardrobe with overhead storage with central dressing table/chest of drawers. UPVC double glazed front window and radiator.

Bedroom 3

8'0" x 6'3"
Built-in double wardrobe, UPVC double glazed front window and radiator.

Bathroom

7'1" x 5'6"
With half tiled walls, the suite consists of a bath with electric shower, pedestal washbasin and toilet. Radiator and UPVC double glazed rear window.

Outside

Wrought iron double gates lead onto a tarmac driveway. There is also a lawned front garden and double lockable side gates leading to the rear via a narrow driveway. To the rear is a large detached brick GARAGE with front-mounted halogen security light and double doors. The garage measures 5.63m x 2.12m widening to 3.2m, with a side window and door and window to the rear. From the outside, a door leads into an internal store room. The rear garden has several lawned areas and a patio located behind the garage with established borders. A path leads to further lawned areas, vegetable plot and enclosed with a mixture of fencing and private hedging to the perimeter.

Tenure - Freehold

Important Notice

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