

Trenchard Close, Newton, NG13 8HG



Trenchard Close, Newton, NG13 8HG £185,000

Offered to the market is this Two Double Bedroom, Terrace home. Located in the popular Village of Newton with desirable school catchments and accommodation comprises: Porch, Entrance hall, Living Room, Kitchen Diner, Rear Lobby, Two Double Bedrooms, Family Bathroom and Gardens to the Front and Rear. EPC Rating - D. Council Tax Band - A. Freehold.

Porch

Tiled flooring and uPVC double glazed door into Entrance Hall

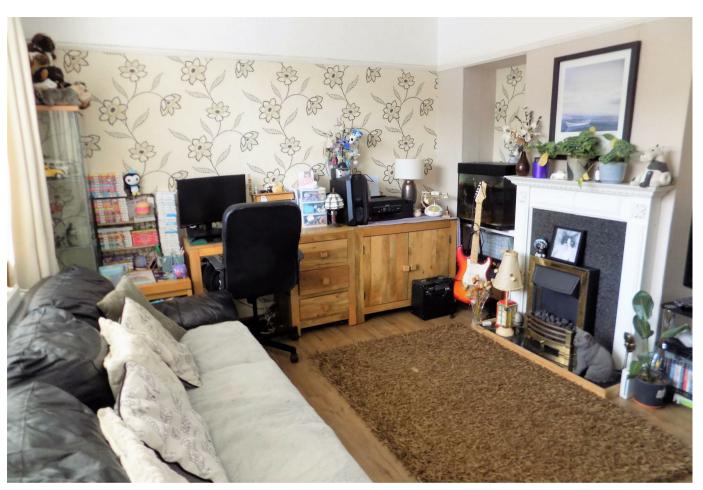
Entrance Hall

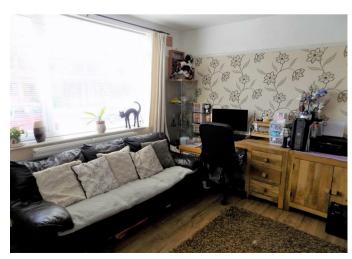
Stairs rising to the first floor and solid wooden door into Living Room

Living Room

12'3" x 11'7" (3.74 x 3.54)

UPBV double glazed window to the front elevation, television point, wood effect laminate flooring, feature fireplace and solid wooden door into Kitchen Diner









Kitchen Diner

9'7" max x 14'1" max (2.93 max x 4.30 max)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space for free standing cooker, space for fridge freezer, space and plumbing for washing machine and slim-line dishwasher, tile effect flooring, uPVC double glazed window tot he Rear Garden and solid wooden doors to good sized under stairs storage cupboard and Rear Lobby.

Rear Lobby

UPVC double glazed door to the Rear Garden and wall mounted gas central heating boiler.

Landing

Solid wooden doors to the Bedroom and Bathroom accommodation

Bedroom One

13'5" max x 9'10"/183'8" max (4.09 max x 3/56 max)

UPVC double glazed window to the front elevation, television point and built-in storage cupboard.

Bedroom Two

9'8" max x 9'10" max (2.95 max x 3 max)

UPVC double glazed window to the rear elevation and built-in storage cupboard.

Family Bathroom

6'0" x 6'0" (1.83 x 1.83)

Fitted with a three piece white suite comprising: W.C., panel bath and wash basin set into a vanity storage unit. Stainless steel vertical heated towel rail, tiling to all walls, tile effect flooring and uPVC double glazed window to the rear elevation

Outside to the Front

The front garden is laid to lawn.

Rear Garden

There is a patio area ideal for entertaining and alfresco dining, shaped lawn, outbuilding for storage and timber pedestrian gate to the rear.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

There is a charge for the area of Newton to maintain the green spaces, this is £26 per month. low risk of surface water flooding, very low risk of flooding from rivers and the sea:https://check-long-term-flood-risk.service.gov.uk/risk#

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

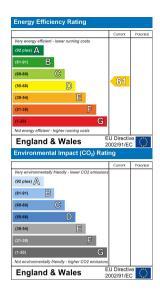
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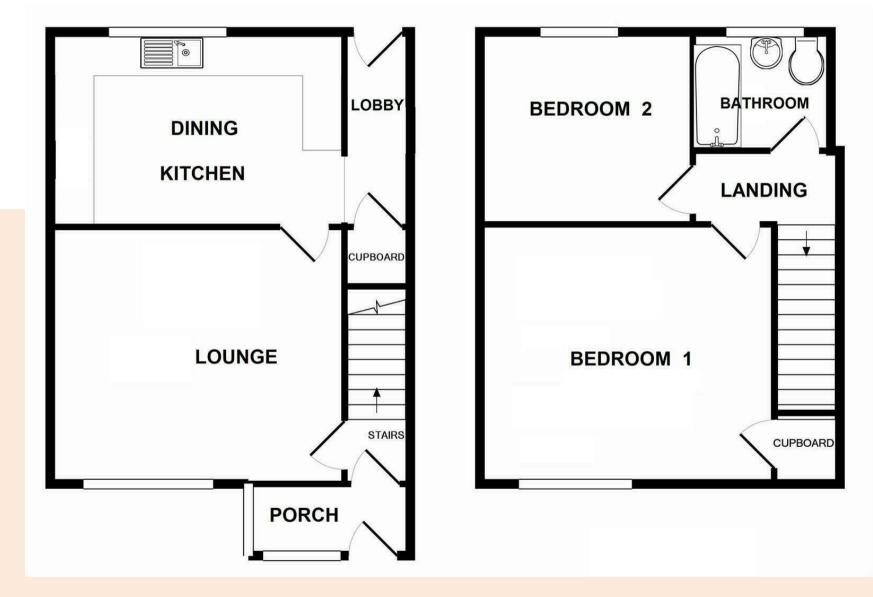
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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