



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 to the 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.

Note

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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		

