



## 36 Trentham Drive, Nottingham, NG8 3LW

**Price Guide £280,000**

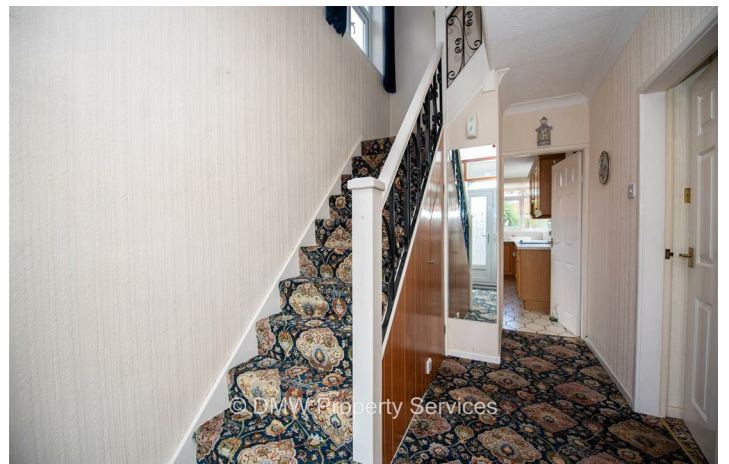
- Three Bedroom Detached House
- Kitchen and Conservatory
- Shower Room and W.C
- Large Driveway and Detached Garage
- GUIDE PRICE £280,000 - £300,000
- Lounge and Dining Room
- Two Double Bedrooms and a further Single Bedroom
- Front and Rear Gardens
- No Upward Chain

# 36 Trentham Drive, Nottingham NG8 3LW

GUIDE PRICE £280,000 - £300,000 - Traditional Three Bedroom Detached House. Lounge and Dining Room. Kitchen and Conservatory. Two Double Bedrooms and a further Single Bedrooms. Shower Room and W.C. Spacious Driveway and Garage. Front and Rear Gardens. No Upward Chain.



Council Tax Band:



#### Entrance Hall

Stairs to the first floor. Doors to the Dining Room and Kitchen. Radiator.

#### Dining Room

12'7 x 10'9

Bay window to the front elevation. Radiator. Sliding doors into the Lounge.

#### Lounge

12'9 x 10'9

Sliding patio doors to the conservatory. Radiator.

#### Conservatory

7'7 x 7'7

Tiled flooring. Doors to the garden.

#### Kitchen

6'9 x 12'9

A range of base and wall units with integrated oven and extractor. Plumbing for a washing machine and dishwasher. Windows to the side and rear. Door to the side. Understairs cupboard.

#### First Floor Landing

Doors to all bedrooms, the shower room and W.C.

#### Bedroom

12'8 x 10'5

Bay window to the front. Built in wardrobes. Radiator.

#### Bedroom

13'1 x 10'3

Radiator. Built in wardrobes. Radiator.

#### Bedroom

7 x 7'6

Window to the front. Radiator.

#### Shower Room

Shower cubicle. Vanity unit run with integrated wash hand basin. Radiator. Window to the rear.

#### W.C

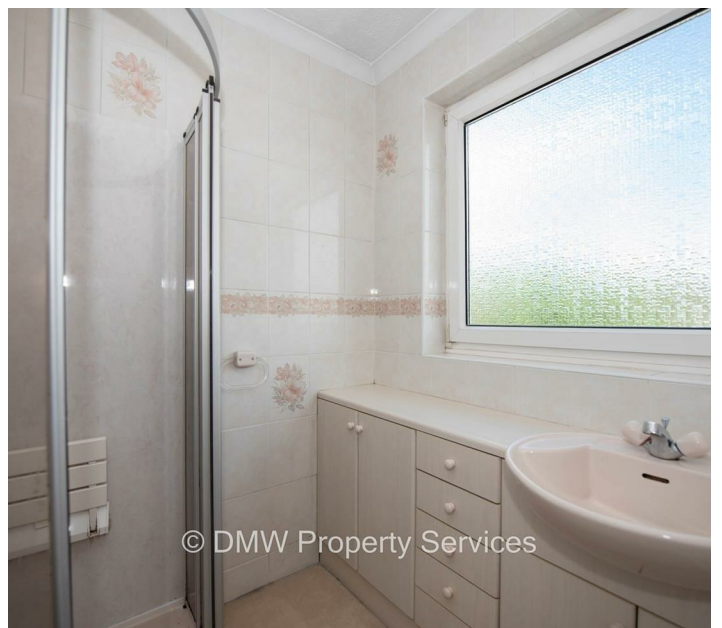
Low level flush toilet. Window to the side elevation.

#### Garage

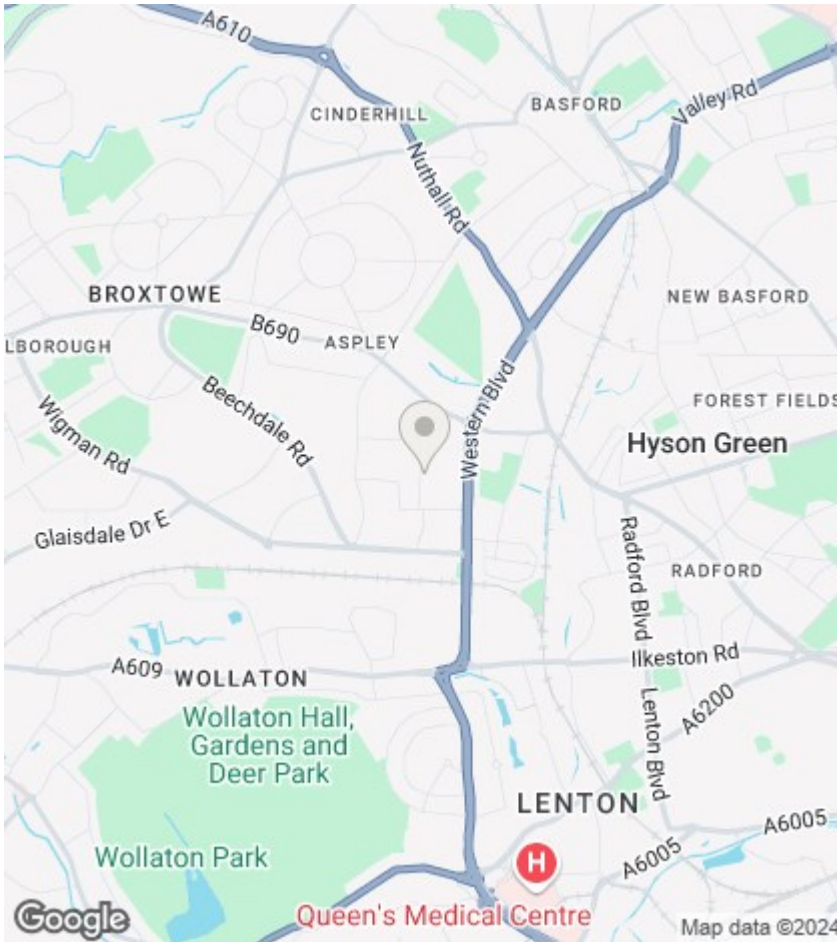
Situated on the rear. With electric up and over door.

#### Exterior

Garden and driveway to the front and side elevation. Decked area to the rear with planted borders.







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

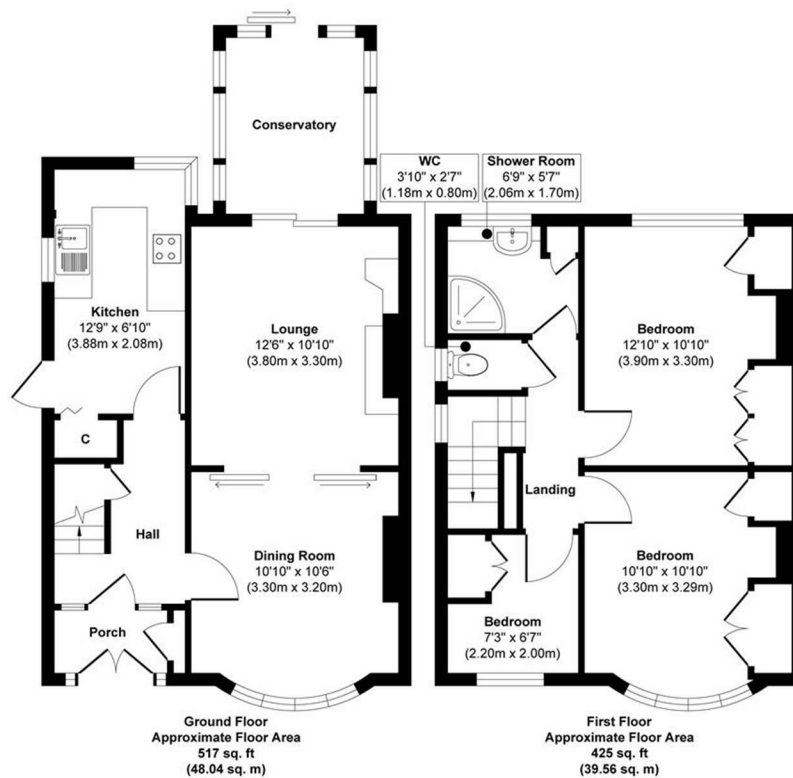


Illustration for identification purposes only, measurements are approximate, not to scale.