



16 Spinney Close, West Bridgford, Nottingham, NG2 6HH

Price Guide £270,000

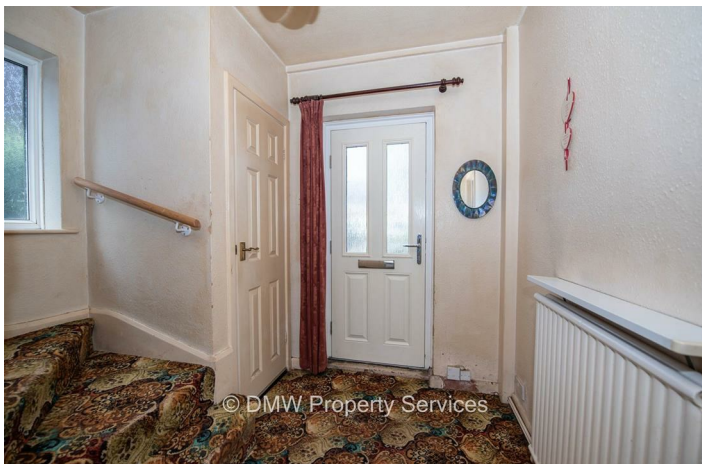
- GUIDE PRICE £270,000 - £290,000
- Open Plan Lounge/Diner
- Three Good Size Bedrooms
- Front and Rear Gardens
- No Upward Chain
- Three Bedroom Semi Detached House
- Kitchen and Rear Porch
- First Floor Bathroom
- Driveway
- In Need of Modernisation

16 Spinney Close, Nottingham NG2 6HH

GUIDE PRICE £270,000 - £290,000 - Spacious Three Bedroom Semi Detached House. Open Plan Lounge/Diner. Kitchen and Rear Porch. Three Good Size Bedrooms and a First Floor Bathroom. Gardens to the Front and Rear. Driveway. No Upward Chain. In need of refurbishment.



Council Tax Band:



Entrance Hall

8'6" x 8'3"

Stairs to the first floor. Doors to the Kitchen and Lounge/Diner.

Lounge Area

12'0" x 14'0"

Window to the front elevation. Radiator.

Dining Area

8'5" x 8'3"

Sliding patio doors to the rear.

Kitchen

12'1" x 10'11"

Tiled flooring. A range of base and wall units with integrated double oven. Work surfaces with inset sink and gas hob with extractor over. Two windows to the rear and one to the side elevation. Door to the rear porch. Under stairs cupboard.

Rear Porch

5'8" x 5'10"

Tiled flooring. Door to the rear garden.

First Floor Landing

8'6" x 6'2"

Doors to all Bedrooms and the Bathroom.

Master Bedroom

12'0" x 14'0"

Window to the front elevation. Built in wardrobes. Radiator.

Bedroom Two

12'0" x 9'4"

Window to the rear. Radiator.

Bedroom Three

8'3" x 8'6"

Windows to the side and front elevations. Radiator.

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2'9" x 4'9"

Low level flush toilet. Window to the rear.

Bathroom

6'2" x 5'8"

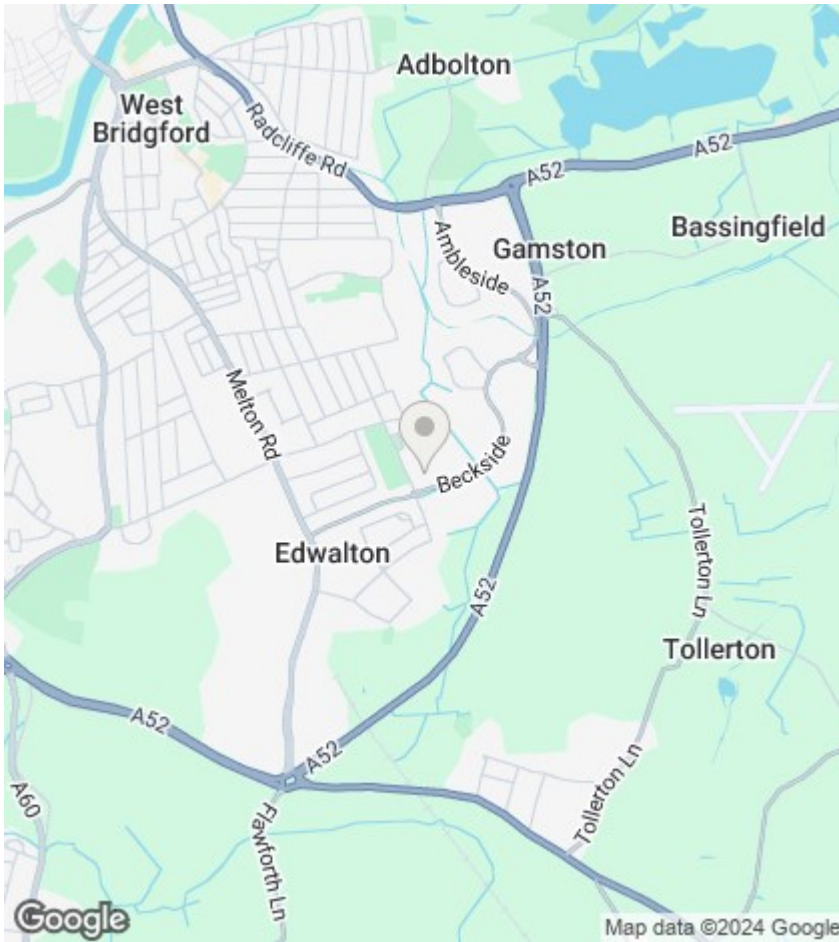
Panelled bath with electric shower over. Sink unit. Window to the side elevation.

Exterior

Gardens to the front and rear. Driveway to the front.







Viewings

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

EPC Rating:

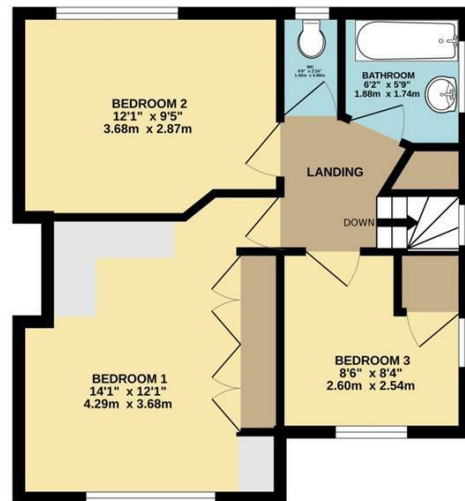
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

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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