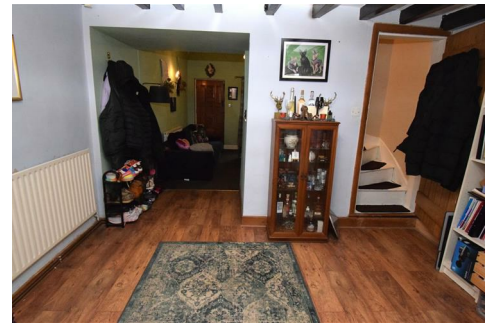




HOPKINS & DAINTY

ESTATE AGENTS



Church Street, Nottingham, NG16 3HT

£147,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented terraced home. Set in a non-estate position overlooking Jubilee Park to the front and with a pleasant rear garden.

Set behind an enclosed front garden and porch, the character living accommodation comprises: an open though lounge and dining room with a beamed ceiling; fitted kitchen, ground floor bathroom with a three piece suite and a useful rear porch. On the first floor there are two double bedrooms with fitted wardrobes. The property has gas central heating and double glazing as stated. Externally, there is a rear yard and lawn and patio garden with a vegetable plot.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Porch



Accessed via a single glazed entrance door with a leaded light single glazed side window. Tiled flooring and an attractive wooden door opening to:

Open Lounge + Dining Room



Open plan lounge and dining room split into two areas.

Lounge Area 12'5" x 12'0" (3.80 x 3.68)



The lounge area has a feature beamed ceiling, TV plinth, radiator and leaded light double glazed front window.

Dining Area 12'2" x 9'10" (3.73 x 3.02)



With laminate flooring, a radiator, beamed ceiling, door to the stairs rising to the first floor, a double glazed window to the rear elevation and a glazed wooden door opening to:

Kitchen 10'3" x 6'2" (3.13 x 1.89)



Fitted range of base and wall units with worktops and an inset sink and drainer with a mixer tap. There is a built in electric oven and hob along with space and plumbing for a washing machine. Wall mounted gas boiler, tiled flooring, a double glazed side access door and window to the porch and a door to:

Bathroom 6'2" x 5'10" (1.90 x 1.78)



Three piece suite comprising bath with a shower attachment and screen; wash hand basin and a WC. Tiled splashbacks, a radiator and double glazed side window.

Rear Porch 6'6" x 4'9" (2.00 x 1.45)



Useful storage area with tiled flooring, double glazed windows and door opening to the rear yard/garden.

First Floor Landing

With wooden flooring, a radiator and wooden doors leading off.

Bedroom 1 12'6" x 12'0" max. (3.82 x 3.67 max.)



Front double bedroom with a leaded light double glazed front window with a pleasant view over Jubilee Park. A fitted wardrobe, radiator and access to the loft space.

Bedroom 2 12'2" x 9'11" max. (3.71 x 3.04 max.)



Rear double bedroom with two fitted wardrobes, a further airing cupboard housing the hot water cylinder, radiator, part sloping ceiling with a beam and double glazed rear window.

Front Garden



Enclosed front garden with a gated path leading to the entrance door.

Rear Garden



Rear yard with an outside tap and access to the garden and shared path leading to the front of the property.

Lawn garden with a patio seating area, vegetable plot and fencing to the boundary.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor
Approx. 42.8 sq. metres (460.3 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 71.9 sq. metres (773.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.