



**ASHFORD
& MOULT**
ESTATE AGENTS

£225,000

Rose Street

Nottingham, NG14 6TN

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PROPERTY SUMMARY

What we like about this home is the combination of its attractively finished interior, inviting living space and landscaped rear garden, creating a property that is ready to move into and enjoy. The option of purchasing a 40% share or the full 100% ownership also offers flexibility for buyers at different stages of their property journey.

This well-presented two-bedroom terraced property, is an appealing opportunity for first-time buyers or those looking to take their next step onto the property ladder. Presented in a light, neutral and contemporary style throughout, the property combines modern finishes with a practical layout designed for modern day living.

The ground floor comprises a welcoming living room, french doors that open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. The fitted kitchen offers a functional space for everyday cooking, while a convenient downstairs WC adds further practicality. Upstairs, there are two well proportioned bedrooms, offering a comfortable space and a separate family bathroom to complete a versatile upstairs layout.

Outside, the modern landscaped rear garden provides an attractive space to relax or entertain. With the added benefit of two allocated parking spaces at the front of the property and an electric vehicle charging point, it offers a blend of style, convenience and practicality for everyday life.

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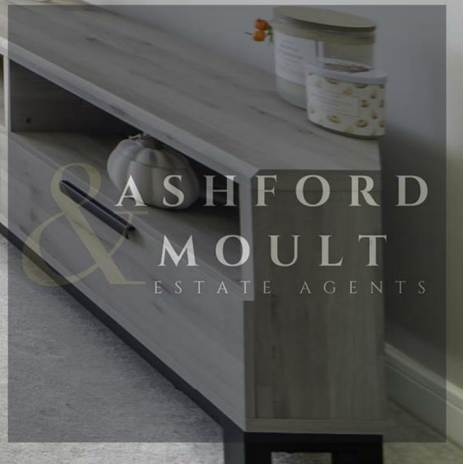


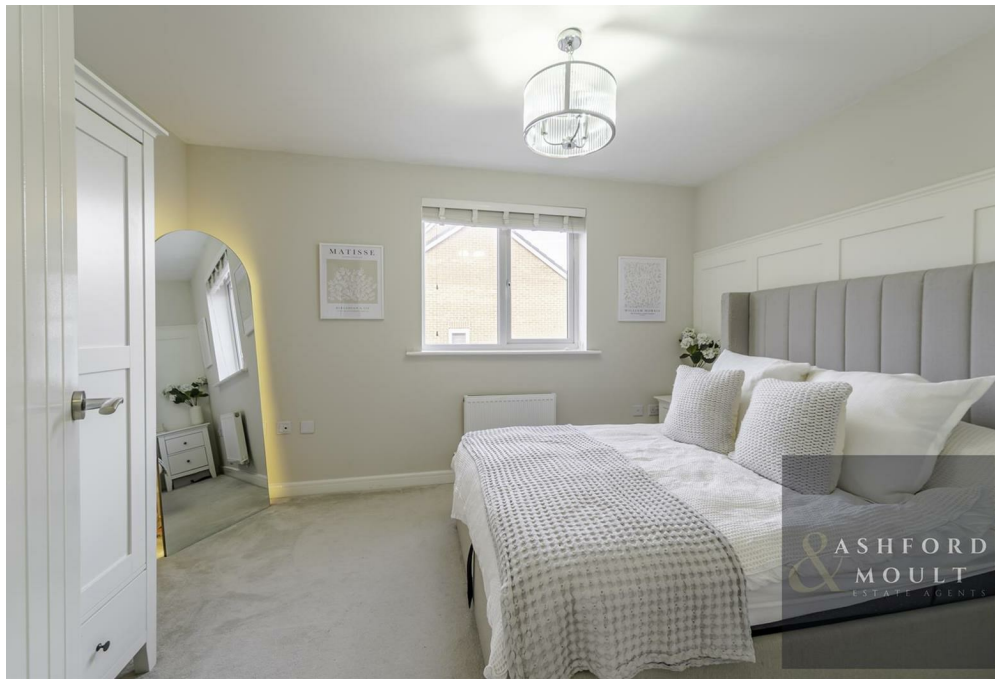
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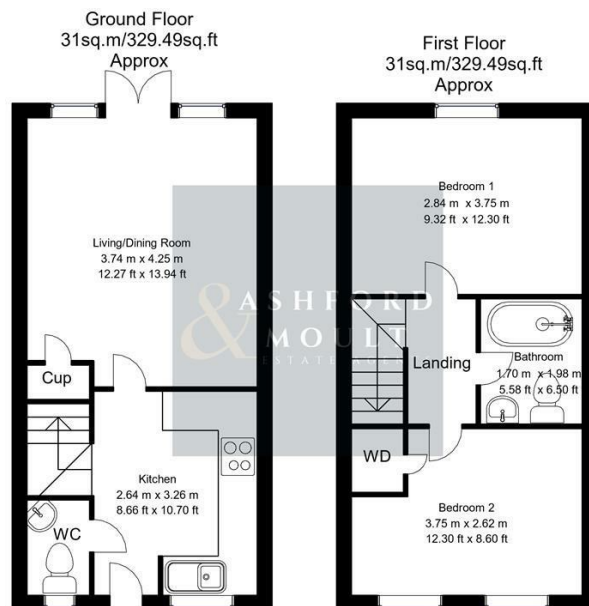








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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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LOCAL AUTHORITY
Gedling Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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