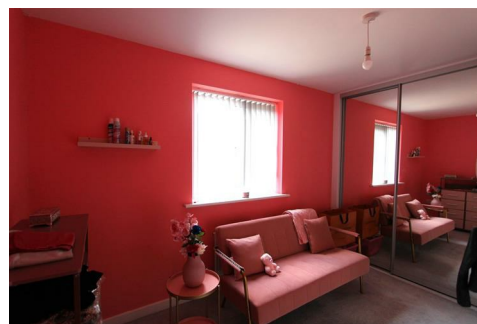




HOPKINS & DAINTY

ESTATE AGENTS



Butterfly Place, Nottingham, NG16 3RW

£165,000

*** Hopkins & Dainty are pleased to offer this well presented two bedroom end townhouse. The property is conveniently located close to local amenities and benefits from excellent road and transport links, including easy access to the M1. The accommodation comprises entrance hallway with access to a convenient ground floor WC, leading through to a lounge with useful under stairs storage. To the rear is a modern fitted kitchen offering a range of units and integrated appliances, with French doors opening onto the garden. To the first floor there are two double bedrooms, both well proportioned, along with a family bathroom fitted with a three piece suite including bath with shower over. Externally, the property benefits from off road parking to the front, while to the rear is an enclosed low maintenance garden featuring patio and lawn areas. Please call now to arrange your viewing.

Lounge 15'0" x 9'4" (4.59 x 2.87)



Double glazed window to the front aspect, radiator, under stairs storage and door to the kitchen.

Kitchen Diner 12'6" x 8'1" (3.82 x 2.47)



A range of contemporary base and wall cupboards with worksurfaces over, incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor over, plumbing for washing machine and space for fridge freezer. Spotlights, laminate wood flooring, double glazed window to the rear, radiator and French doors leading to the low maintenance rear garden.

Bedroom 1 10'8" x 8'4" (3.27 x 2.56)



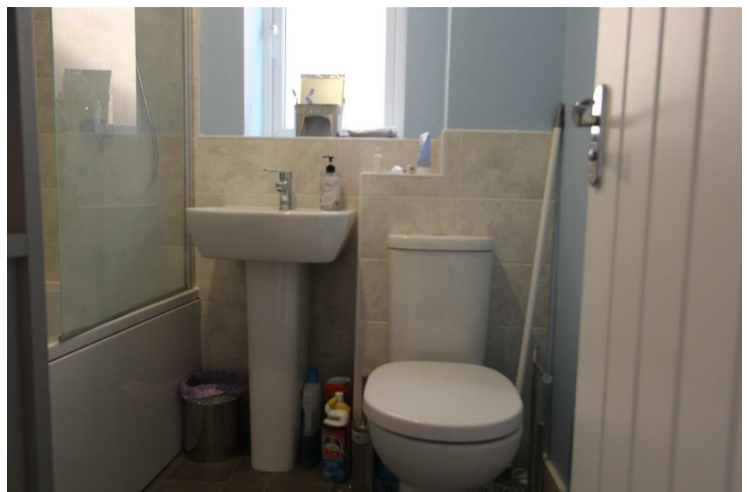
Two double glazed windows to the front aspect, radiator and airing cupboard.

Bedroom 2 10'8" x 8'2" (3.27 x 2.49)



With Double glazed window to the rear aspect, fitted wardrobes and radiator.

Bathroom



With a contemporary white three piece suite comprising W.C, pedestal sink and panel bath with shower over.

Double glazed window to the side, extractor fan, partially tiled walls, vinyl flooring, and radiator.

Entrance Hall

Contemporary Black entrance door, radiator, stairs to first floor, laminate wood flooring and doors leading both downstairs W.C. and lounge.

Guest Cloakroom



Obscured double glazed window to the front aspect with white, pedestal sink and W.C and radiator.

Driveway



To the front of the property is a two car driveway giving access to the entrance door and pedestrian access gate to the side, leading to the rear garden.

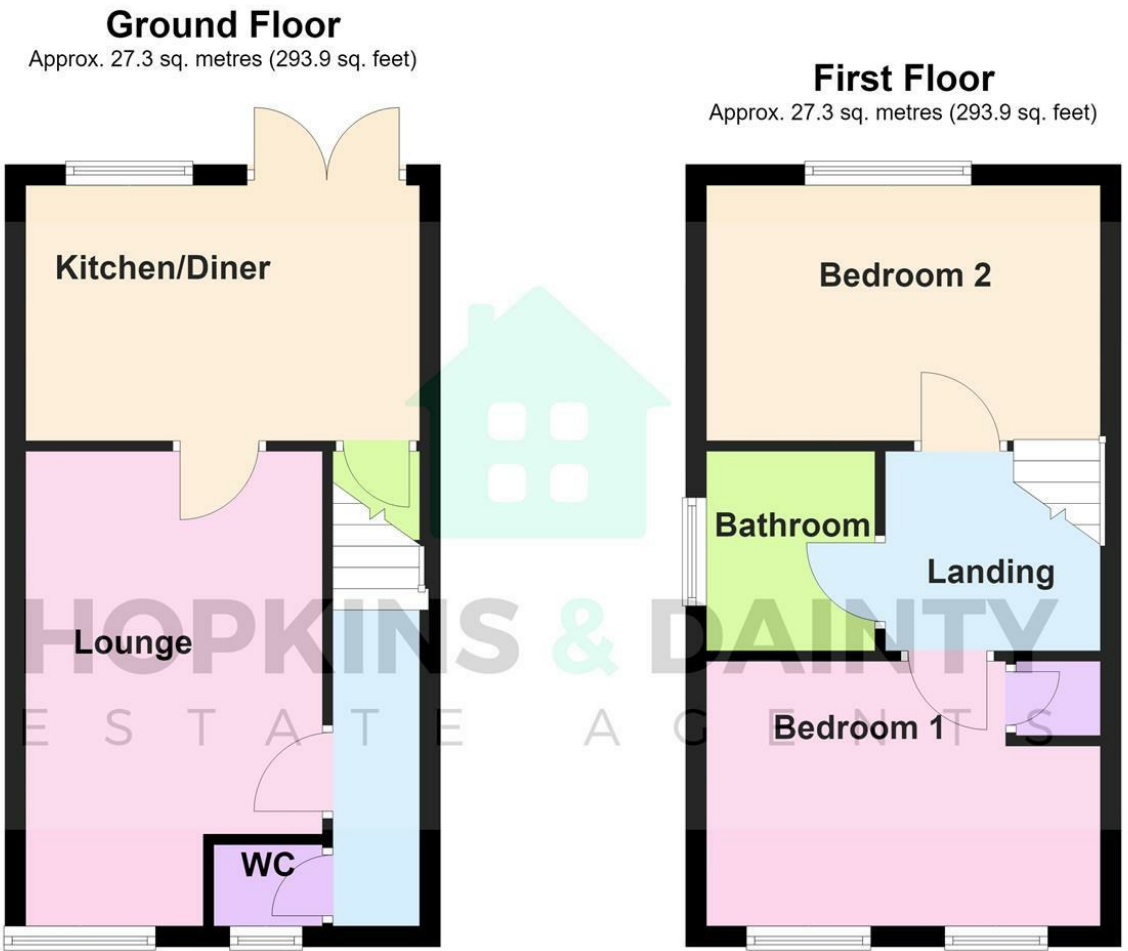
Rear Garden



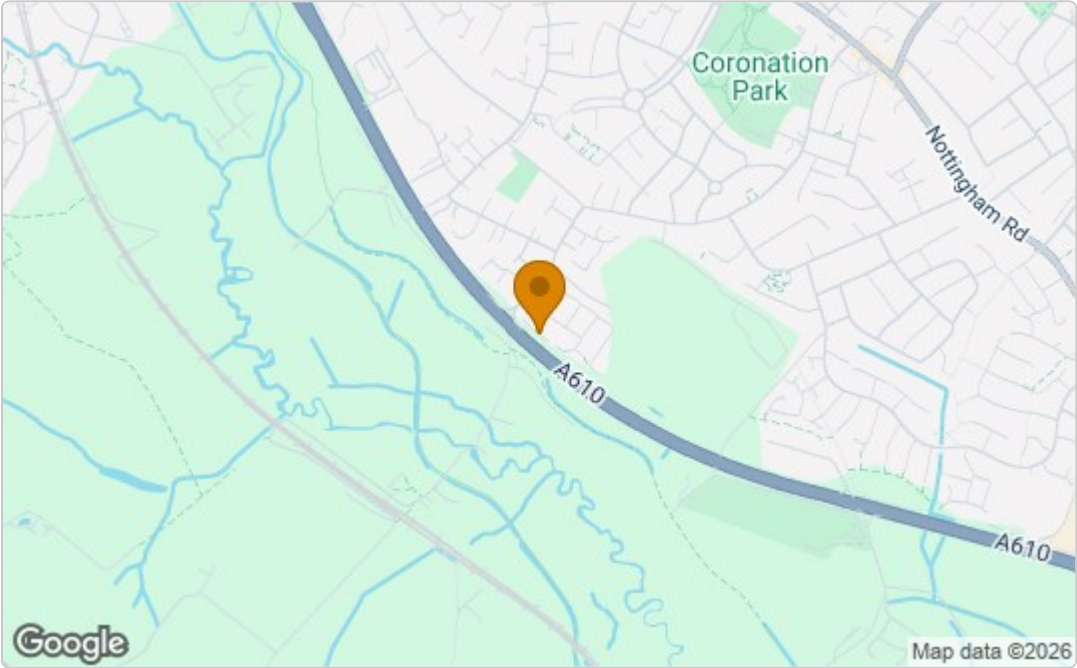
The rear garden features a patio seating area, with stone steps leading up to the turfed lawn. The garden is fully fenced.

Important Information

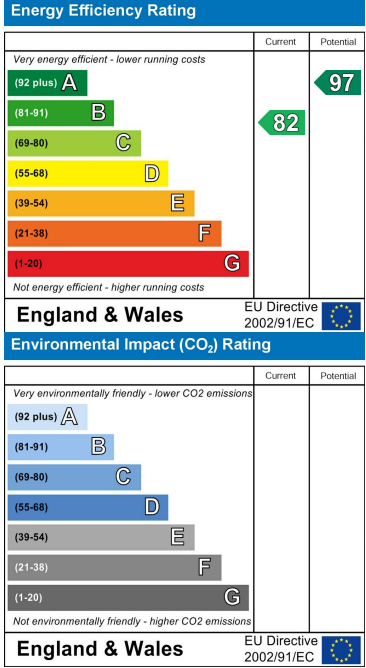
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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.



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.