



Treearth Square
Nottingham

burchell
edwards

Treearth Square Nottingham NG5 5QZ

for sale offers over
£190,000



Property Description

The ground floor comprises an entrance hallway leading into a bright and spacious lounge diner, perfect for both relaxing and entertaining. The fitted kitchen offers ample storage and worktop space and is complemented by a separate utility room for added convenience.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property enjoys an enclosed rear garden, providing a pleasant outdoor space for everyday use.

An excellent opportunity with practical living space throughout — early viewing is advised.

Entrance Hallway

Accessed via UPVC front door leading into the hallway with vinyl flooring, storage cupboard and stairs rising to the first floor

Lounge/ Diner

Having wood effect flooring, electric fireplace, French doors to the rear elevation and window to the front elevation.

Kitchen

Having wall and base units with work surfaces over, inset stainless steel sink and a half with drainer, spot lights, UPVC door to the rear elevation, a radiator, electric double oven, induction hob with extractor over,.

Utility Room

Having space for a fridge freezer, space and plumbing for washing machine, space and plumbing for tumble dryer and cupboard housing the meters.

First Floor Landing

Having loft access which is part boarded and cupboard housing the boiler.

Bedroom One

Having window to the front elevation, a radiator and over stairs storage.

Bedroom Two

Having window to the rear elevation and a radiator.

Bedroom Three

Having window to the front elevation and a radiator

Bathroom

Having low level W.C, vanity wash hand basin, P-shaped panelled bath with electric shower over, chrome heated towel rail, tiled flooring, tiled walls, two obscured windows to the rear elevation and privacy lights.

Outside

To the front of the property is a driveway providing off road parking.

To the rear the garden is fully enclosed with a patio seating area, laid lawn, outside tap and side access.

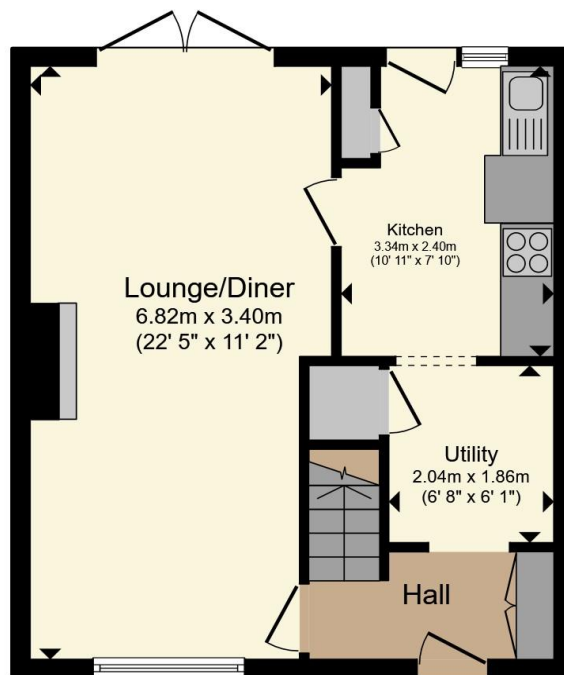
Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

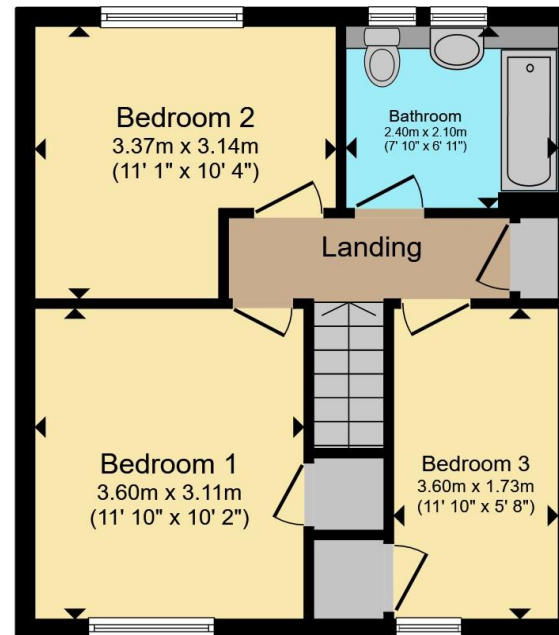








Ground Floor



First Floor

Total floor area 80.5 m² (866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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64 High Street Hucknall
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EPC Rating: F Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104827



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