



Kensington Close,  
Toton, Nottingham  
NG9 6GR

**£175,000 Freehold**



Situated in the popular area of Toton, Nottingham, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this home offers ample space for a small family or individuals looking for a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

The terraced design of the house not only enhances its character but also provides a sense of community in this desirable neighbourhood. Residents will appreciate the proximity to local amenities, schools, and parks, making it an ideal location for families and professionals alike.

This property is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in the Toton area. Don't miss the chance to make this charming house your new home.



## Entrance Hall

UPVC double glazed entrance door, stairs to the first floor and an opening into the kitchen breakfast room.

## Kitchen Breakfast Room

8'73" x 8'71" (2.44m x 2.44m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer, space for a cooker, plumbing for a washing machine, space for a fridge, breakfast bar, tiled splashbacks, radiator, UPVC double glazed bay window to the front, and door to the lounge diner.

## Lounge Diner

13' x 12' (3.96m x 3.66m )

A carpeted reception room with gas fire, two radiators, UPVC double glazed bay window to the rear, and a UPVC double glazed door to the rear.

## First Floor Landing

With carpet flooring, useful storage cupboard, and doors leading into the bathroom and two bedrooms.

## Bedroom One

39'4" x 23'11" (12m x 7.3m )

A carpeted double bedroom with two UPVC double glazed windows to the rear, and radiator.

## Bedroom Two

39'4" x 23'3" (12m x 7.1m )

A carpeted double bedroom with UPVC double glazed windows to the front, radiator, and a built-in wardrobe.

## Bathroom

Incorporating a three-piece suite comprising: corner bath with shower over, pedestal wash-hand basin, WC, tiled walls, spotlights to ceiling, and radiator.

## Outside

The property is situated at the end of a quiet and peaceful cul-de-sac with on-street parking, a gravelled area with a range of mature trees and shrubs to the front, and to the rear there is a low maintenance private and enclosed garden which includes a patio with gravelled borders and fence boundaries.



## Garage

A single garage with an up and over garage door to the front.

## Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

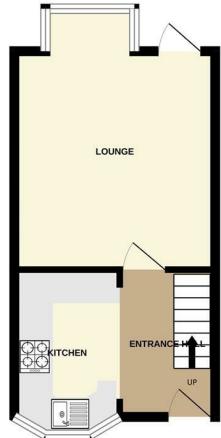
Has the Property Flooded?: No

## Disclaimer:

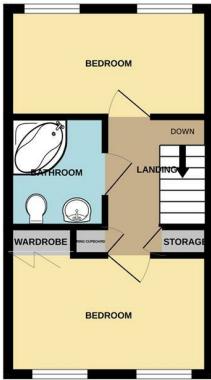
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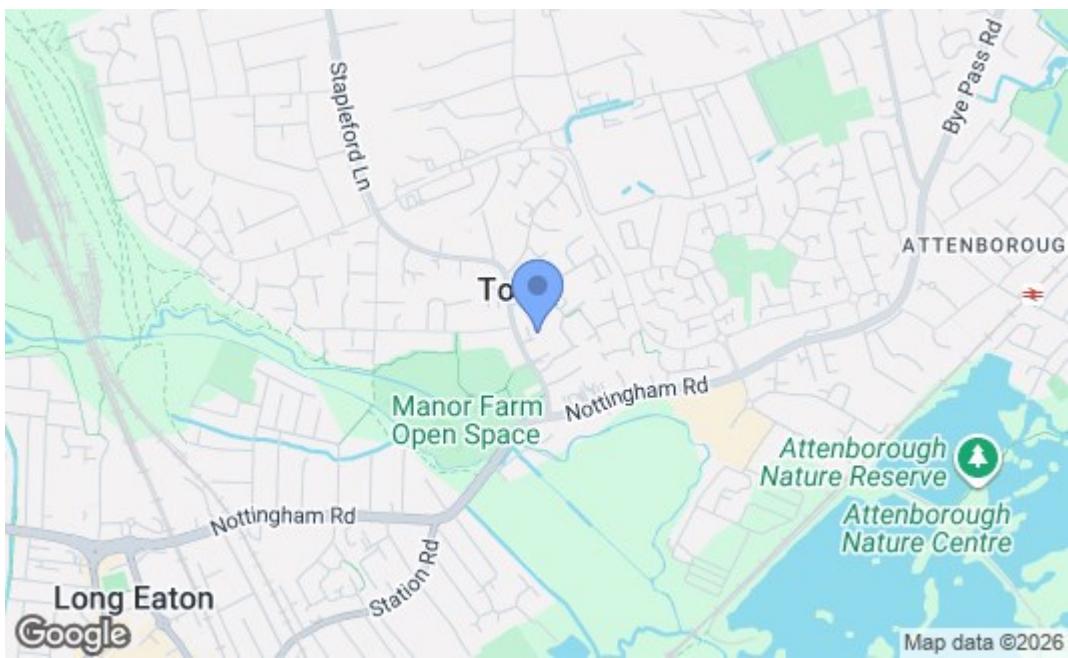
GROUND FLOOR



1ST FLOOR



Robert Ellis  
ESTATE AGENTS



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

EU Directive 2002/91/EC

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