



9 Hassocks Close, Nottingham, NG9 2GH
£170,000 Leasehold

Hassocks Close, Beeston, Nottingham

2 Bedrooms, 2 Bathroom

£170,000

- Two Bedroom Ground Floor Apartment
- Open Plan Living
- Master Bedroom With Fitted Wardrobes & En-Suite
- French Doors to Patio Area
- Allocated Parking
- No Onward Chain

Suiting a wide range of buyers this two bedroom ground floor apartment stands in this excellent location close to Beeston Town Centre, NET Tram Network and the University of Nottingham. The accommodation comprises of an entrance hallway leading to a generously sized, open plan living/dining/kitchen, master bedroom with French Doors, fitted wardrobes and en-suite shower room, second double bedroom and a fitted bathroom. The property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

benefits from an allocated parking space and is being offered to the market with no onward chain.

HALLWAY 8' 11" x 3' 4" (2.72m x 1.02m) With fitted carpet, wall mounted radiator and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 18' 5" x 18' 1" (5.61m x 5.51m) The living area has a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light. The fitted kitchen has a range of fitted high and low level units with a squared edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer and breakfast bar, integrated electric oven, inset gas hob with stainless steel splash back and extractor hood over, washing machine plumbing, vinyl floor covering, uPVC double glazed window to the side elevation and ceiling light. The dining area has fitted carpet, wall mounted radiator and ceiling light.

MASTER BEDROOM 10' 11" x 9' 1" (3.33m x 2.77m) With fitted carpet, uPVC double glazed French doors

to the front elevation, wall mounted radiator, fitted wardrobe and dressing table and ceiling light.

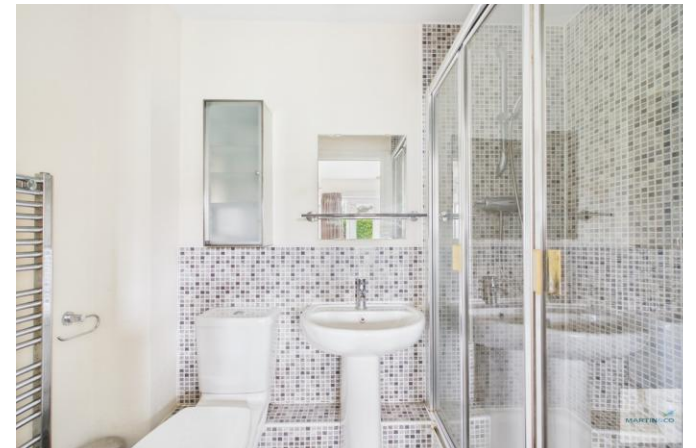
EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome heated towel rail and ceiling light.

BEDROOM TWO 10' 5" x 8' 2" (3.18m x 2.49m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, chrome heated towel rail, part wall tiling and ceiling light.

EXTERNAL The property stands within communal gardens and there is an allocated parking space.









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