



Abbey Bridge,
Lenton, Nottingham
NG7 2NH

£160,000 Freehold



Located on Abbey Bridge, Nottingham, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this residence offers ample space for a small family or professionals looking for a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all occupants.

The location of Abbey Bridge is particularly appealing, providing a blend of tranquillity and accessibility. Residents can enjoy the nearby amenities, including shops, parks, and excellent transport links, making it easy to explore the vibrant city of Nottingham and its surroundings.

This mid-terrace house is a wonderful canvas for personalisation, allowing you to create a home that reflects your style and preferences. Whether you are looking to settle down or invest in a property with great potential, this charming abode is certainly worth considering.



Entrance Hall

A composite front door, laminate flooring, stairs to the first floor, and door to the lounge.

Lounge

14'7" x 11'0" (4.46m x 3.36m)

With laminate, gas fire, radiator, UPVC double glazed window to the front, and door to the kitchen.

Kitchen

11'4" x 9'4" (3.46m x 2.85m)

Fitted with a range of modern wall, base and drawer units, work surfaces, sink with drainer, integrated electric oven with gas hob, tiled flooring, and splashbacks, plumbing for a washing machine, space for a fridge freezer, useful under stairs storage cupboard, UPVC double glazed door and window to the rear, and a door to the WC.

Downstairs WC

Fitted with a WC and UPVC double glazed window to the rear.

First Floor Landing

With doors leading into the bathroom and two bedrooms.

Bedroom One

11'5" x 11'4" (3.5m x 3.47m)

With laminate flooring, UPVC double glazed window to the front, built-in storage cupboard, and radiator.

Bedroom Two

12'7" x 8'0" (3.85m x 2.45m)

Laminate flooring, UPVC double glazed window to the rear and radiator.

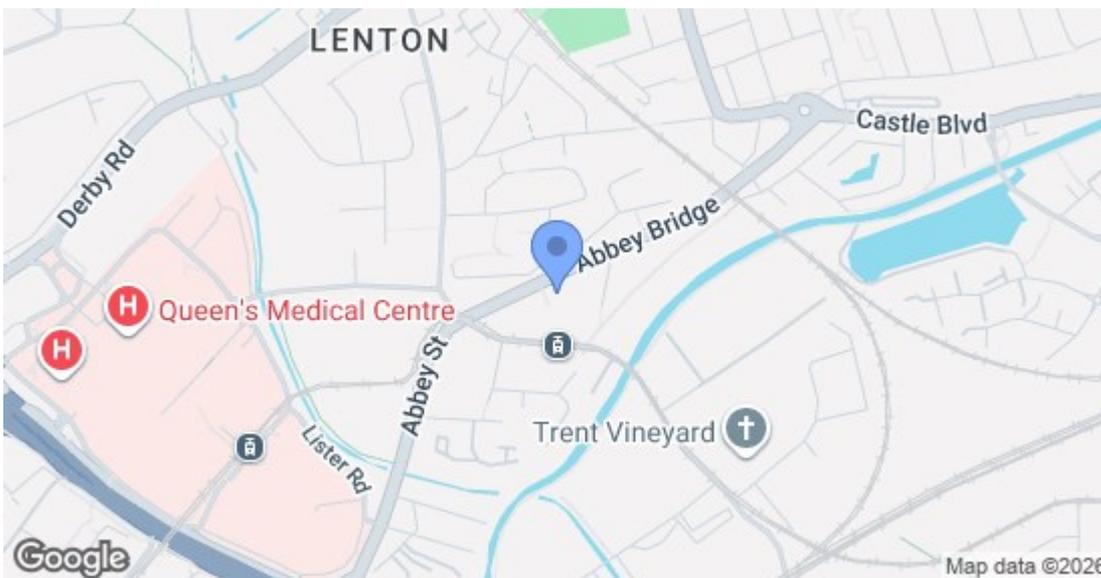
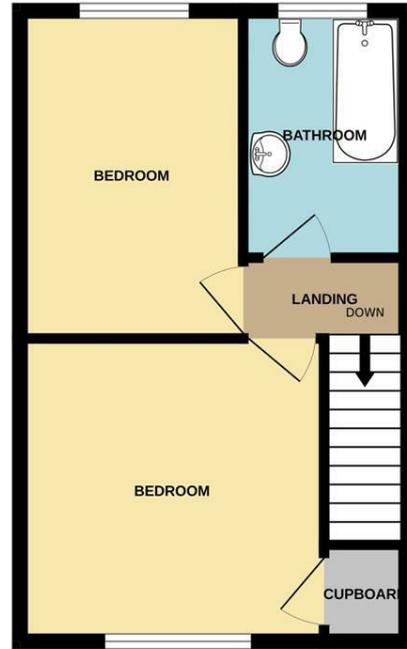
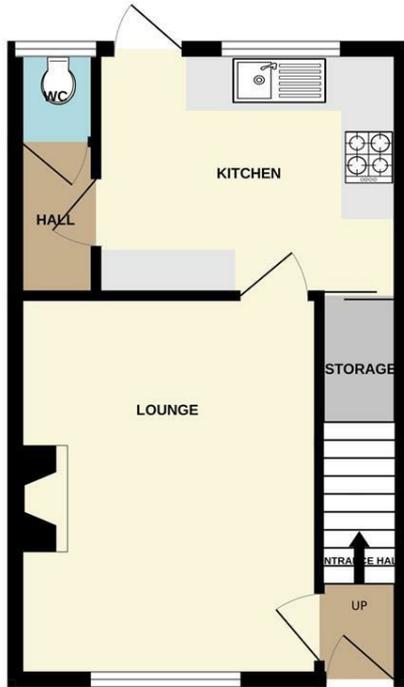
Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, wash-hand basin inset to vanity unit, WC, laminate flooring, heated towel rail, electric mirror, and UPVC double glazed window to the rear.

Outside

To the front of the property you will find a low maintenance gravelled garden, and to the rear of the house you will find a private and enclosed garden with a gravelled area, decking area, mature shrubs and fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.