

Vernon Park Drive
Nottingham

burchell edwards

Vernon Park Drive
Nottingham NG6 0AF

for sale offers over
£155,000







Property Description

The accommodation comprises an entrance porch leading into the fitted kitchen, which offers a range of wall and base units with complementary work surfaces. To the rear of the property is the lounge, providing a comfortable living space with French doors opening onto the rear garden, with direct access to the outdoor space.

To the first floor are two well-proportioned bedrooms and a three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden, ideal for relaxing and entertaining.

This property is conveniently located close to local amenities, schools and transport links, making it a great choice for a range of buyers.

Front

The property benefits from a dropped kerb providing access to a driveway with parking for multiple vehicles. There is also a garage with an up-and-over door.

Entrance Porch

Entered via a UPVC double glazed front door, the porch features a tiled floor and provides access through to the kitchen.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces. Incorporating a gas hob with extractor hood over and electric oven below. Stainless steel sink with mixer tap and drainer. Space and plumbing for a washing machine, along with space for a fridge and separate freezer, and one radiator. Door providing access to the lounge.

Lounge

Accessed from the kitchen, having stairs rising to the first floor, rear-facing French doors providing access to the rear garden, and one radiator.

Landing

Having loft access and a storage cupboard housing the Baxi boiler. Access is provided to both bedrooms and the bathroom.

Bedroom One

Having a rear-facing UPVC double glazed window overlooking the park, built-in over-stairs storage space and one radiator.

Bedroom Two

Having a front-facing UPVC double glazed window and one radiator.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low level WC. Having a rear-facing obscured UPVC double glazed window and one radiator.

Rear

Fully enclosed rear garden, mainly laid to lawn with a paved patio seating area, providing space for outdoor furniture and general garden use.

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.

Disclaimer

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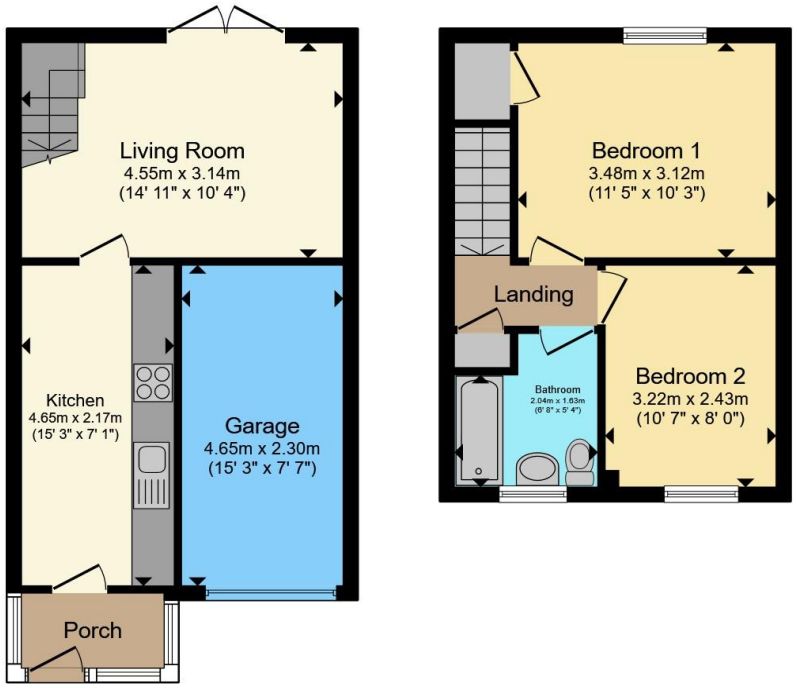












Ground Floor **First Floor**

Total floor area 67.8 m² (730 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

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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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