



**Nazareth Road, Lenton, Nottingham, NG7 2TP**  
£250,000 Freehold

  
**MARTIN&CO**

# Nazareth Road, Lenton

3 Bedrooms, 2 Bathroom

£250,000

- Modern Three Bedroom Townhouse
- Redecorated Throughout
- Walking Distance To QMC & UofN
- No Onward Chain
- Master Bedroom With En-Suite
- Enclosed Rear Garden
- Allocated Parking Space

Situated in this excellent, cul-de-sac setting, within walking distance of the Queens Medical Centre and University of Nottingham, this three bedroom modern town house makes for a perfect first time purchase or investment opportunity. The accommodation briefly comprises of an entrance hall, cloakroom, fitted kitchen, lounge/diner with French Doors to the rear garden, three bedrooms (master with en-suite shower room) and family bathroom. Externally, the property



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

offers an enclosed rear garden and there is an allocated parking space to the front. Being offered to the market with no onward chain, early viewing is strongly recommended.

**HALLWAY** 11' 2" x 3' 9" (3.4m x 1.14m) Accessed via an external door with wall mounted radiator, stairs rising to the first floor and ceiling light

**CLOAKROOM** With a low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator and ceiling light.

**KITCHEN** 11' 2" x 8' 10" (3.4m x 2.69m) With a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer and upstand, integrated electric oven, inset gas hob and extractor hood over, washing machine and dishwasher plumbing, newly fitted vinyl floor covering, wall mounted radiator, double glazed window to the front elevation and ceiling light.

**LOUNGE/DINER** 15' 6" x 13' 11" (4.72m x 4.24m) With a double glazed window to the rear elevation and French doors to the rear garden, two wall mounted radiators, under stairs storage cupboard and two ceiling lights.

**LANDING** With an over stairs storage cupboard, loft hatch and ceiling light.

**MASTER BEDROOM** 11' 1" x 9' 2" (3.38m x 2.79m) With a double glazed window to the rear elevation, wall mounted radiator, fitted wardrobe 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, wall mounted radiator and ceiling light.

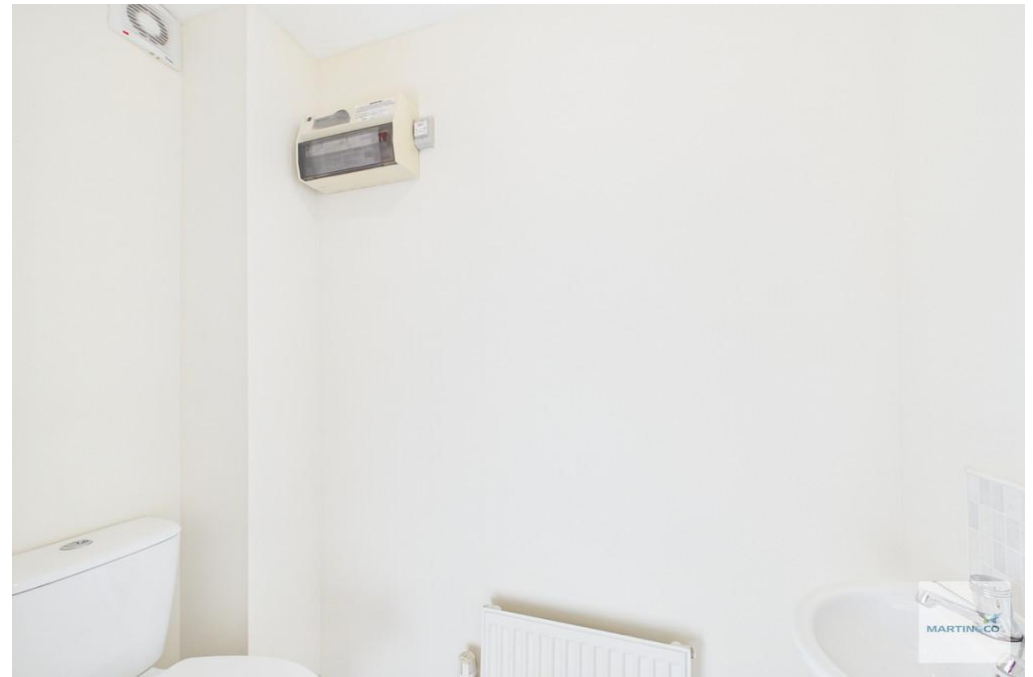
**BEDROOM TWO** 9' 6" x 8' 3" (2.9m x 2.51m) With a double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 7' 1" x 6' 6" (2.16m x 1.98m) With a double glazed window to the rear elevation, wall mounted radiator and ceiling light.

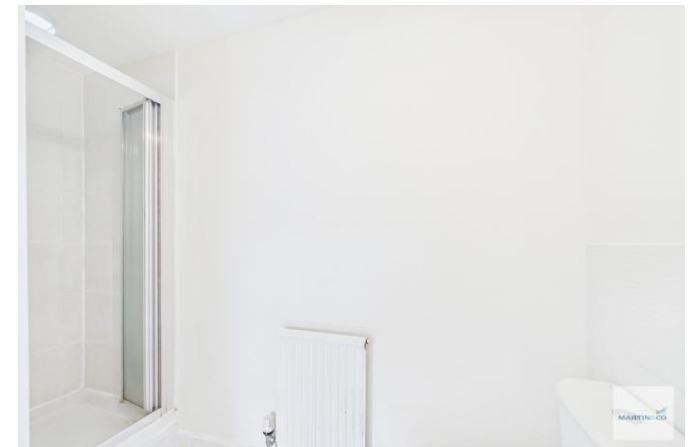
**BATHROOM** Comprising of a panelled bath, low flush w.c., pedestal wash hand basin, newly fitted vinyl floor covering, opaque double glazed window to the front elevation, wall mounted radiator and ceiling light.

**EXTERNAL** The property has an enclosed rear garden which is laid to lawn with a paved patio area, fenced boundary and secure gate access to the rear. To the front is an allocated parking space and further visitor parking bays are available.

**LOCATION** The property offers a fantastic location, easily situated for an array of local amenities. Both the Queens Medical Centre and University of Nottingham are only a short walk away and transport links here are plenty with the NET Tram Network easily accessible as are regular bus services to Nottingham City Centre which is a swift ride away. For outdoor space Wollaton



Park & Attenborough Nature reserve are both within easy reach as is the canal towpath. Castle Marine & Beeston for a wider arrange of facilities including pubs, restaurants, retail parks, shops and gyms.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
745 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5GS  
T: 0115 8533230 • E: nottingham@martinco.com

# 0115 8533230

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

