



Stamford Street
Newthorpe Nottingham

burchell
edwards

Stamford Street Newthorpe Nottingham NG16 2DR

for sale offers in the region of
£160,000



Property Description

Burchell Edwards are delighted to present to the market, an immaculately presented two bedroom mid terrace property located on Stamford Street, which is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation comprises of a lounge, dining room, newly fitted kitchen and conservatory. To the first floor are two good sized bedrooms and a family bathroom. The property is both gas centrally heated via a combi boiler and fully double glazed. The rear garden is fully enclosed and offers a delightful patio area, lawned area as well as a further area towards the bottom offering a greenhouse and garden shed. To view this wonderful home, please contact us today!

Ground Floor

Lounge

12' into recess x 11' (3.66m into recess x 3.35m)
Accessed via a door to the front, with a double glazed window to the front, radiator and having LVT flooring.

Inner Hall

Having access to the downstairs storage cupboard and LVT flooring.

Dining Room

12' into recess x 12' (3.66m into recess x 3.66m)
Having a double glazed window to the rear, multi-fuel stove and LVT flooring.

Kitchen

8' 10" x 5' 11" (2.69m x 1.80m)
A newly fitted Wren Kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with a mixer tap over. There is a integrated electric oven with gas hob over, integrated fridge/freezer, double glazed window to the rear, door leading to the conservatory, heated towel rail and LVT flooring.

Conservatory

.7' 10" x 5' 3" (2.39m x 1.60m)
Having space and plumbing for a washing machine and a door leading out to the garden.

First Floor

Landing

Giving access to the two bedrooms and family bathroom. There is also loft access which is boarded and insulated and accessed via a ladder. There is also a radiator and carpet flooring.

Bedroom One

12' 3" into recess x 11' (3.73m into recess x 3.35m)

Having a double glazed window to the front, radiator and carpet flooring.

Bedroom Two

11' 10" x 9' into recess (3.61m x 2.74m into recess)

Having a double glazed window to the rear, handy storage cupboard, radiator and carpet flooring.

Bathroom

A fitted suite comprising of a bath with electric shower over, wash hand basin and W/C. There is a cupboard housing the boiler, heated towel rail, vinyl flooring and a double glazed obscure window to the rear.

Outside

Rear

To the rear you will find a low maintenance garden offering a patio area with lighting and outside water tap, lawned area and a further section towards the bottom having a greenhouse and garden shed. The garden is secured with fenced boundaries.









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.focalagent.com

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207381



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Property Ref: EWD207381 - 0011