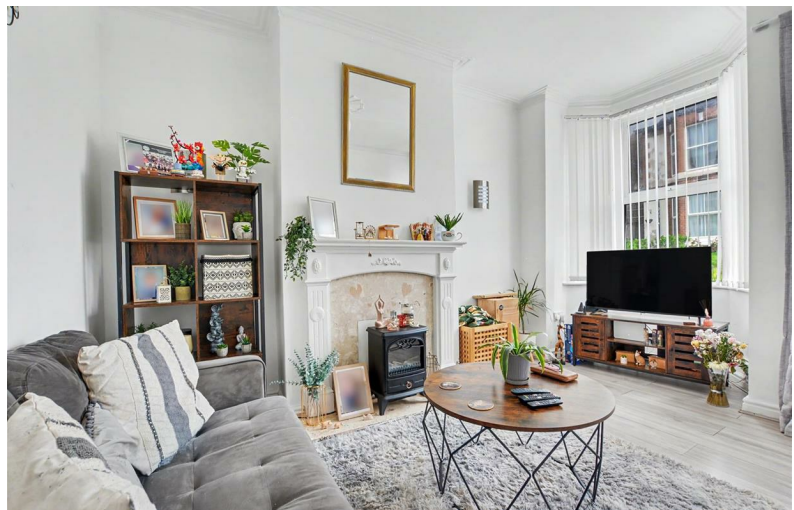




**Thorneywood Rise
Nottingham NG3 2PE**

£185,000 Freehold

**THREE BEDROOM TERRACED HOME FOR
SALE!**



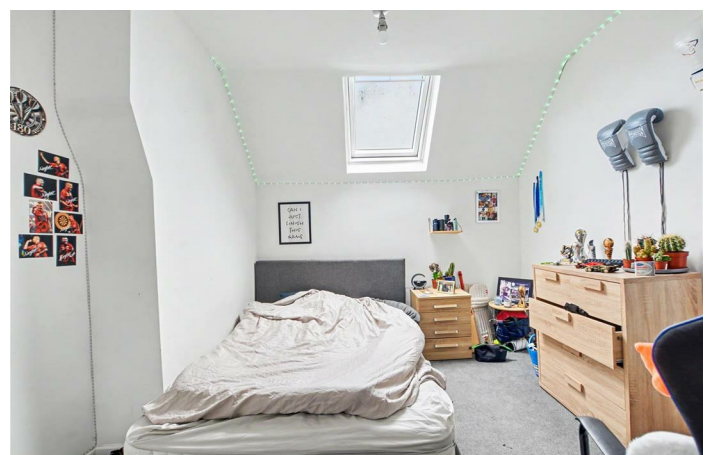
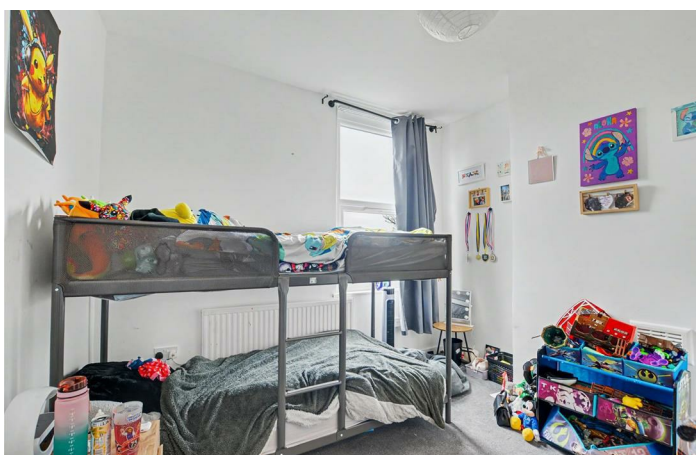
A well presented and three-bedroom mid-terraced home situated in a popular residential area of Nottingham, offering accommodation arranged over three floors and ideal for a range of buyers.

The property is entered via a front entrance door into a bright bay-fronted lounge, providing a comfortable living space with feature fireplace and plenty of natural light. To the rear, a generous kitchen is fitted with a range of wall and base units, offering ample storage and workspace, along with access through to the rear lobby and ground floor bathroom, which is fitted with a modern three-piece suite.

To the first floor are two well-proportioned bedrooms, both offering good space and built-in storage, while a further staircase leads to a converted loft bedroom, creating additional versatile accommodation ideal for a third bedroom, home office or guest space.

Externally, the property benefits from a low-maintenance front garden and an enclosed rear garden with patio and lawned areas, providing a pleasant outdoor space.

This property would make an ideal purchase for first-time buyers or investors alike, offering well-balanced accommodation, a convenient location and the benefit of additional loft space.



Lounge

12'9" x 10'9" approx (3.9 x 3.3 approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed bay window to the front elevation, laminate flooring, coving to the ceiling, fireplace with electric shower, wall mounted radiator.

Kitchen

10'9" x 15'8" approx (3.3 x 4.8 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a fridge freezer, hob with extractor hood over, tiled splashbacks, tiling to the floor, integrated oven, wall mounted boiler, wall mounted radiator, carpeted staircase leading to the first floor landing, UPVC double glazed window to the rear elevation.

Rear Hallway

Tiled flooring, wall mounted radiator, door leading through to the bathroom, UPVC double glazed door to the side elevation.

Bathroom

4'11" x 6'6" approx (1.5 x 2.0 approx)

UPVC double glazed window to the side elevation, handwash basin with storage cupboard below, WC, panelled bath electric shower over, extractor fan, recessed spotlights to the ceiling, wall mounted radiator, tiled splashbacks, tiled flooring.

First Floor Landing

Carpeted flooring, wall mounted radiator, carpeted staircase leading to the loft bedroom.

Bedroom One

10'9" x 12'9" approx (3.3 x 3.9 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, storage cupboard.

Bedroom Two

9'6" x 10'9" approx (2.9 x 3.3 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, storage cupboard.

Loft Bedroom

10'9" x 12'5" approx (3.3 x 3.8 approx)

Velux window, carpeted flooring, wall mounted radiator.

Outside

Front of Property

To the front of the property there is a low maintenance front garden with walled boundaries and gated access to the steps leading to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area leading to rear lawned area, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 19mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

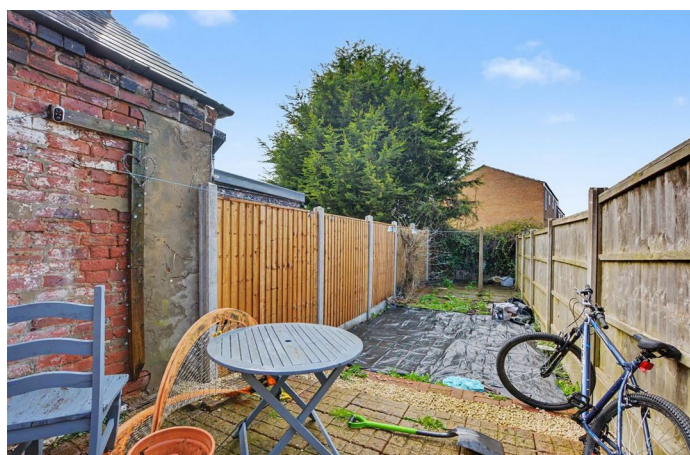
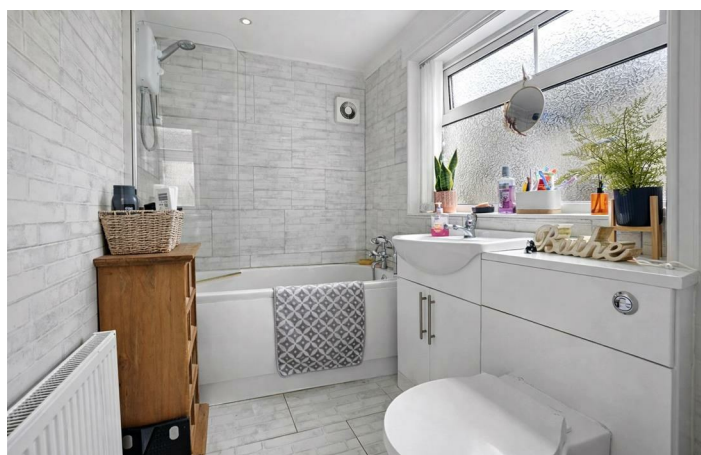
Flood Risk: No flooding in the past 5 years

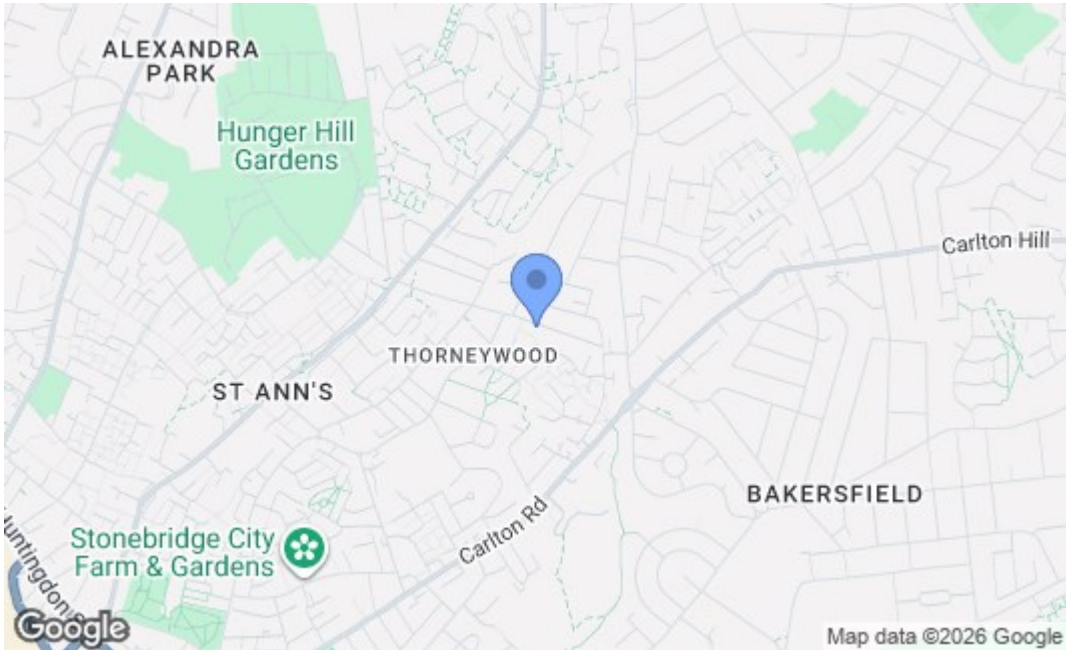
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(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.