



2 Ferriby Terrace

| NG2 2FH | £190,000

ROYSTON
& LUND

- Two Bedroom End Terrace Property
- Well Presented Throughout And Ready To Move Into
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Loft Room Has Potential To Be Converted Into A Third Bedroom Subject To Planning
- Close By To Numerous Amenities And Excellent Transport Links
- ****CHAIN FREE****
- Would Make A Perfect Opportunity For A First Time Buyer
- Spacious Three Piece Bathroom
- Courtyard Rear Garden
- EPC Rating - D // Freehold Council Tax Band - A





****FIRST TIME BUYERS OPPORTUNITY****

A well appointed two bedroom end terrace property located on Ferriby Terrace in the Meadows. Situated close to numerous amenities, being a short walk to The Embankment and the River Trent and a short drive from West Bridgford and the City Centre. . Not to mention having excellent transport links via the A52 and being in the catchment area for well regarded schools. This property would be an excellent purchase for first time buyers or even a high quality buy to let.

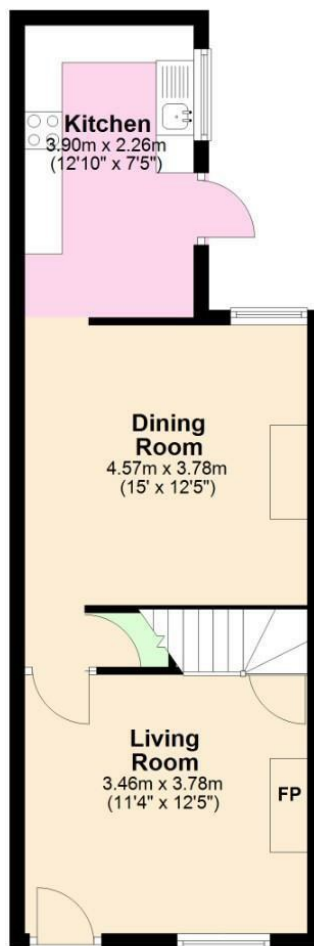
Interior accomodation comprises a living room upon entry that has a large window to the front elevation flooding the room with natural light, pieced together with a fireplace and stairs to the first floor. The dining room is a great size with rear aspect window overlooking the courtyard. Off from the dining room is the kitchen which is ample in size and offers integrated appliances such as an oven, hob and extractor hood along with high quality base and wall units whilst featuring under space for your freestanding washer machine or dishwasher. The rear garden is accessed off the kitchen and the downstairs is completed with under stair storage.

To the first floor there are two well proportioned double bedrooms. The master bedroom positioned over the front room overlooking the front aspect along with convenient over stair storage. The second bedroom is a further spacious room with window overlooking the rear courtyard and a large loft hatch with ladder leading up to a spacious loft room which can be converted into third bedroom if a new owner so desires subject to planning. Both bedrooms share a spacious three piece suite bathroom consisting of a P shaped bath with a shower overhead, along with a wash basin and WC.

Facing the property the house itself is end terrace with on street parking and to the rear there is a neatly kept courtyard area with outbuildings and low maintenance artificial grass and small flower bedding creating a perfect space for summer seating.



Ground Floor
Approx. 39.8 sq. metres (428.5 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
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 particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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