



Trenchard Close, Newton
Nottingham, NG13 8HG



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£210,000

Offered to the market is this extended Three Bedroom property located within the popular village of Newton. Accommodation comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen Diner, Bedrooms One and Two and Family Bathroom to the first floor and Bedroom Three / Office to the second floor and having enclosed front and rear Gardens. EPC Rating - C. Freehold. Council Tax Band - A. No Upward Chain.

Entrance Porch

Wooden and glazed construction with tiled flooring and wooden and glazed door to the Entrance Hall.

Entrance Hall

Stairs rising to the first floor, white panel door to the Living Room and wood effect flooring.



Living Room

12'2" x 11'8" (3.72 x 3.57)

UPVC double glazed window to the front elevation, continuation of the wood effect flooring, feature decorative fireplace with alcove storage and shelving and white panel door to the Kitchen Diner.

Kitchen Diner

9'5" x 16'3" (2.89 x 4.97)

A spacious Kitchen Diner being fitted with a good range of base and wall mounted units with work surface over, breakfast bar, inset sink and drainer, space and plumbing for washing machine and space for further under counter appliance, space for free standing fridge freezer, built-in electric fan assisted oven and grill with four ring hob, wall mounted gas central heating boiler, under stairs storage cupboard, tiling flooring and uPVC double glazed window and wooden and glazed door to the Rear Garden.

First Floor Landing

Doors to Bedrooms One and Two and Family Bathroom and having stairs leading up to Bedroom Three / Office

Bedroom One

13'4" max x 11'8" max (4.07 max x 3.58 max)

UPVC double glazed window to the front elevation, wood effect flooring and built-in storage cupboard.

Bedroom Two

9'1" max x 9'11" max (2.78 max x 3.04 max)

UPVC double glazed window to the rear elevation, wood effect flooring and storage cupboard.

Family Bathroom

6'0" x 6'0" (1.85 x 1.85)

Fitted with a three piece white suite comprising: W.C. wash basin and shaped bath with chrome shower over, tiled flooring, heated towel rail and uPVC double glazed window to the rear elevation.

Second Floor Bedroom / Office

14'7" x 8'10" (4.45 x 2.70)

Double glazed Skylight window and storage to the eaves

Rear Garden

Immediately to the rear of the property is a good sized decked area leading onto a shaped lawn with slab and gravel borders, shed ideal for storage and timber gate to the rear.

Outside to the Front

The Front Garden is laid mainly to lawn with planted borders and pathway leading to the entrance.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

There is a charge for the area of Newton of approximately £312 per year to maintain the green areas.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

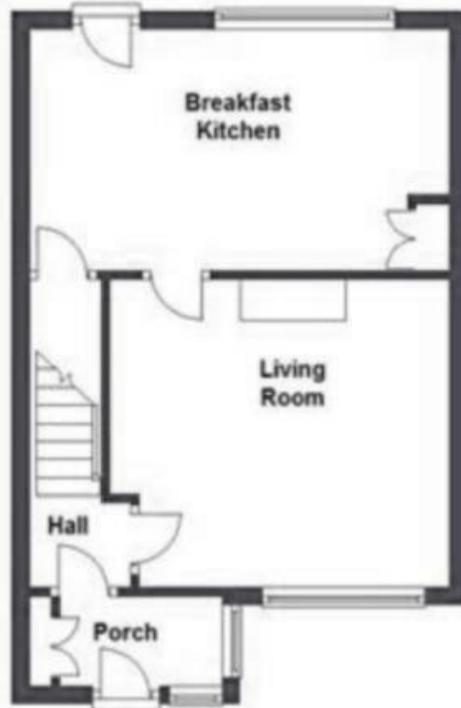
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

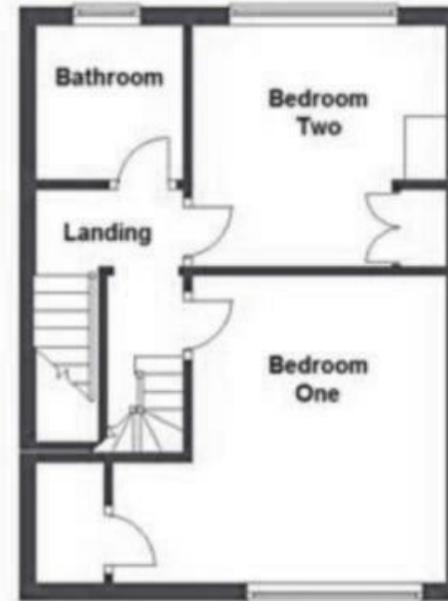


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		
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Ground Floor



First Floor



Second Floor

