



Asking price £125,000

House - End Terrace

Bedrooms: 2

Bathrooms: 1

Tenure: Freehold

WALTON & ALLEN are delighted to offer this traditional END TERRACED HOUSE with ACCESS to the NOTTINGHAM EXPRESS TRAM LINE and FOREST RECREATION GROUND. The accommodation briefly comprises LIVING ROOM, OPEN PLAN KITCHEN/DINING ROOM, TWO DOUBLE BEDROOMS and BATHROOM. The property has a CELLAR and REAR YARD style GARDEN. Offered to the market with NO ONWARD CHAIN this would make an ideal FIRST TIME BUY or PORPERTY INVESTMENT. Call now to view!

Living Room

11'4" x 11'5"

Double glazed window to front, radiator. Electric fireplace.

Dining Room

9'10" x 9'7"

Stairs to first floor and cellar. Radiator. Open plan to:

Kitchen

6'10" x 11'5"

Fitted with a matching range of base and eye level units with worktop space over. Double glazed window, radiator.

Landing

Stairs to ground floor, fitted storage cupboard.

Bedroom 1

11'4" x 11'5"

Double glazed window to front. Radiator.

Bedroom 2

6'10" x 11'5"

Double glazed window to back. Radiator.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and WC.

Double glazed window.

Garden

Rear yard style garden.

Cellar

Investment

Potential rental income of £700 - £750pcm.

Tenure

Freehold

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Council Tax Band

Council Tax Band: A

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Can you **save money** on your **mortgage**?

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="text-align: center;"> 85 </div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!