



**Guide price £80,000**

**House**

Bedrooms: 2

Bathrooms: 1

Tenure: Freehold

GUIDE PRICE £80,000 to £90,000. WALTON & ALLEN are delighted to offer this TRADITIONAL TERRACED HOUSE which is IDEAL FOR INVESTMENT or a FIRST TIME BUYER and has accommodation briefly comprising LIVING ROOM, DINING ROOM, KITCHEN, UPSTAIRS BATHROOM and TWO DOUBLE BEDROOMS. The property benefits from a YARD to the rear and is offered to the market with NO ONWARD CHAIN so call now to view!

### Living Room

11'2" x 12'5"

UPVC double glazed window to front aspect, fireplace, double radiator.

### Dining Room

12'2" x 12'5"

UPVC double glazed window to rear aspect, gas fire, stairs to the first floor, understairs storage cupboard.

### Kitchen

12'4" x 7'5"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, two windows to side aspect, double radiator, door to rear yard.

### Landing

Radiator.

### Bedroom 1

11'2" x 12'5"

UPVC double glazed window to front aspect, radiator, storage cupboard.

### Bedroom 2

12'2" x 9'4"

UPVC double glazed window to rear aspect, storage cupboard, radiator.

### Bathroom

12'4" x 7'5"

Fitted with three piece suite comprising bath, wash hand basin and WC, tiled splashbacks, uPVC double glazed window to rear aspect, storage cupboard, radiator.

### General

The property benefits from a yard to the rear which has a brick outhouse.

### Disclaimer

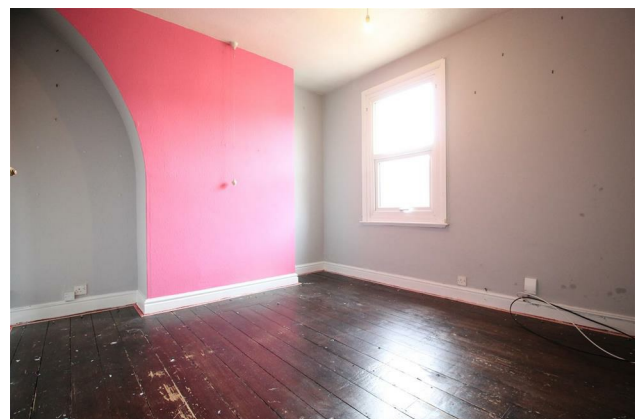
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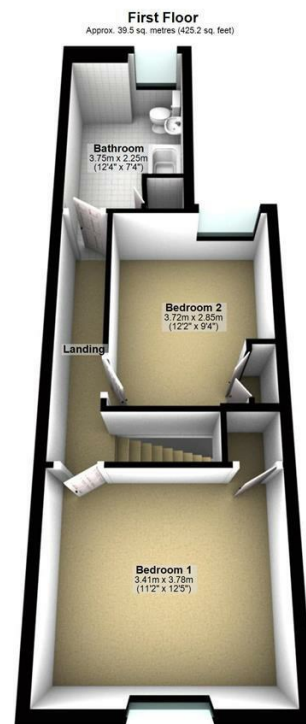
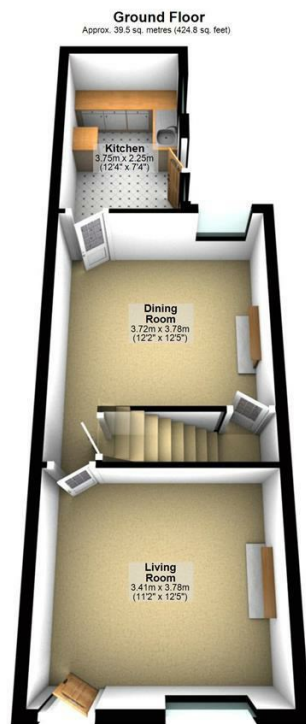
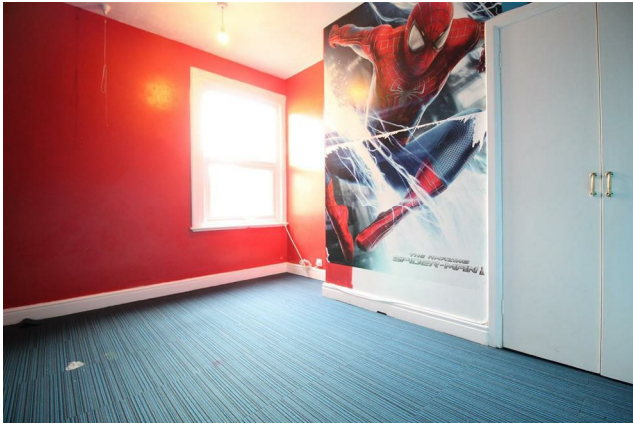
### Selective Licensing

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

### Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.






Total area: approx. 79.0 sq. metres (850.0 sq. feet)


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

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

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



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

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

As specialists we are fully focused on the priorities and needs of all of our 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.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

**0115 924 3304**  
**SalesTeam@waltonandallen.co.uk**  
**www.waltonandallen.co.uk**