



Main Street, East Bridgford
Nottingham, Nottinghamshire, NG13 8PA

 **NEWTON
FALLOWELL**

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Nottingham, Nottinghamshire,
NG13 8PA
£209,950

Offered to the market is this Two Bedroom, Three Story Character Property. Located within the desirable village of East Bridgford with accommodation comprising: Open Plan Kitchen Diner to the ground floor, Living Room, W.C. and Bathroom to the first floor, Two Bedrooms to the second floor and small enclosed courtyard space and a separate outbuilding ideal for storage and bins. EPC Rating - D. Freehold. Council Tax Band - C. No Upward Chain.

Entrance

Double glazed front door into Kitchen Diner.



Kitchen Diner

20'2" x 11'1" (6.17 x 3.39)

Fitted with a good range of units with wooden work surface over, inset sink and drainer, space and plumbing for washing machine and dishwasher, built-in electric fan assisted oven and gill with gas hob and extractor fan over, space for fridge freezer, cupboard housing the gas central heating boiler, stone flooring, beamed ceiling, uPVC double glazed windows to the front elevation and rear elevation, double glazed door to the rear elevation, feature log burning stove and stairs rising to the first floor.

First Floor landing

Solid wooden door to the W.C., Living Room and Bathroom, uPVC double glazed window to the rear elevation and stairs rising to the second floor.

Living Room

11'7" x 12'11" (3.54 x 3.94)

UPVC double glazed window to the front elevation with views across to the village church, decorative feature fireplace and television point.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin and having uPVC double glazed window to the rear elevation and wood effect flooring.

Bathroom

4'5" max x 8'7" max (1.35 max x 2.63 max)

Fitted with two piece white suite comprising: Wash basin set into a vanity storage unit and panel bath with chrome shower over, wood effect flooring tiling to wet areas and extractor fan.

Second Floor Landing

Solid wooden doors to the Bedrooms One and Two.

Bedroom One

11'2" x 11'8" (3.42 x 3.56)

UPVC double glazed window to the front elevation again with the attractive views across to the village church, decorative fireplace and wood effect flooring.

Bedroom Two

8'7" max x 7'6" max (2.64 max x 2.29 max)

UPVC double glazed window to the rear elevation and airing cupboard.

Small Courtyard

This is enclosed and has a pedestrian gate with access across to the bin store.

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#>

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.

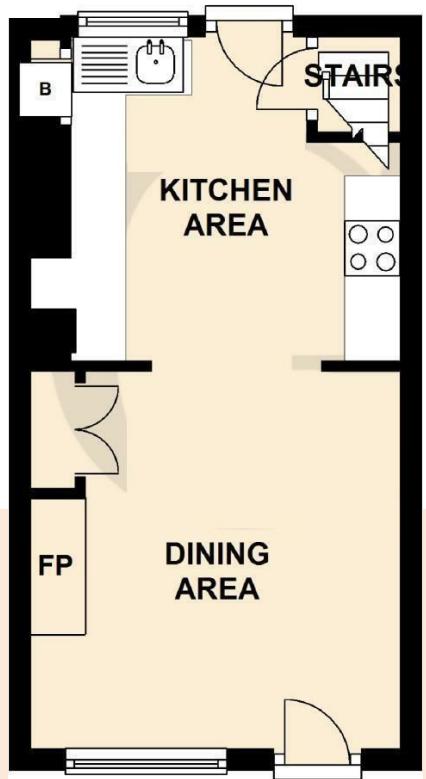
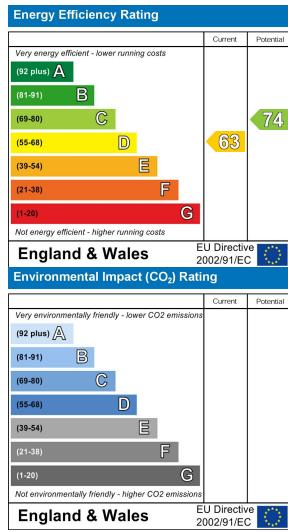
Note

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.

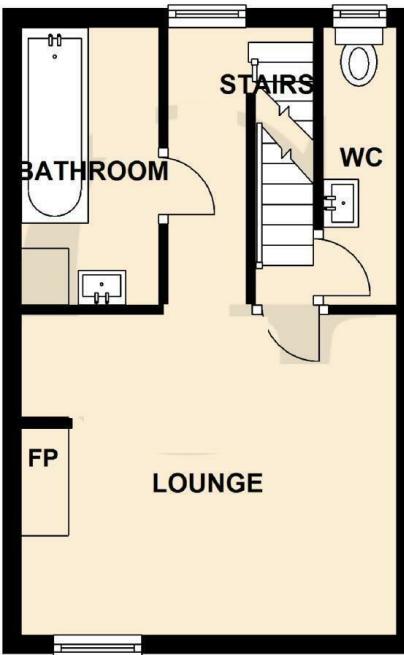
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