



220 Bathley Street,
The Meadows, NG2 2ER

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**** GUIDE PRICE: £225,000 - £250,000 ****

This end terraced home provides accommodation arranged over two floors which includes an entrance porch, an entrance hall, a living room with a bay window, a separate dining room, a kitchen with a vintage style cast iron AGA, and a useful lean-to on the ground floor, with the first floor landing giving access to three good size bedrooms and the family bathroom.

Benefiting from gas central heating, the property has a low maintenance courtyard style garden to the rear, a small forecourt to the front, plus a garage providing off road parking.

Situated in The Meadows, and overlooking the Embankment playing fields, the property is within easy reach of a wealth of facilities in Nottingham city centre including shops, restaurants, bars and museums, plus the train station.

The property will undoubtedly benefit from modernisation, with the potential to convert the attic space into an additional room (Subject To Planning).

Offered to the market with no upward chain.

Viewing is recommended.

Guide Price £225,000





Directions

Bathley Street can be located between Arkwright Street and Wilford Crescent West, The Meadows.

GROUND FLOOR ACCOMMODATION

Glazed Panelled Entrance Door

Opens to the:-

Entrance Porch

Half height tiling to the walls, OPAQUE GLAZED PANELLED DOOR opening to the:-

Entrance Hall

Radiator, laminate flooring, picture rail, coving to the ceiling, stairs off to the first floor, doors into the living room and the dining room.

Lounge

A sizeable double glazed bay window to the front elevation, picture rail, coving to the ceiling, radiator, wall mounted electric fire with a tiled surround.

Dining Room

Double glazed window to the rear elevation, radiator, laminate flooring, picture rail, tiled fireplace, meter cupboard, glazed panelled door opening to the:-

Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, single drainer stainless steel sink unit, space for appliances, built in vintage cast iron AGA Rayburn cooker and oven.

Two windows to the side elevation, radiator, wall mounted gas boiler serving the central heating system, under stairs storage cupboard, vinyl floor covering, panelled door opening to the:-

Lean-To

Window, storage shelving, fitted cupboards, door opening to the rear courtyard.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, storage cupboard, doors into three bedrooms and the family bathroom.

Bedroom One

A sizeable bedroom with a double glazed window to the front elevation, and radiator.

Bedroom Two

Double glazed window to the rear elevation, radiator, feature fireplace.

Bedroom Three

Double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a three piece suite comprising a low flush wc, a pedestal wash hand basin, and a panelled bath with a shower over.

Opaque double glazed window to the side elevation, tiled splash backs, vinyl floor covering.

Loft Space

The loft space offers the potential to create a fourth bedroom, (subject to the correct planning and consents being obtained).

OUTSIDE

At the front of the property there is gated access to enclosed forecourt, which gives access to the entrance door.

To the rear of the property there is a low maintenance yard which includes a paved area, and a raised decked seating area. With walled and timber fenced boundaries, the garden houses two outstores and a wc, and has pedestrian gated access to the side.

Garage

With an up and over door to the front, and a pedestrian door opening to the rear garden.

Council Tax Band

Council Tax Band B. Nottingham City Council.

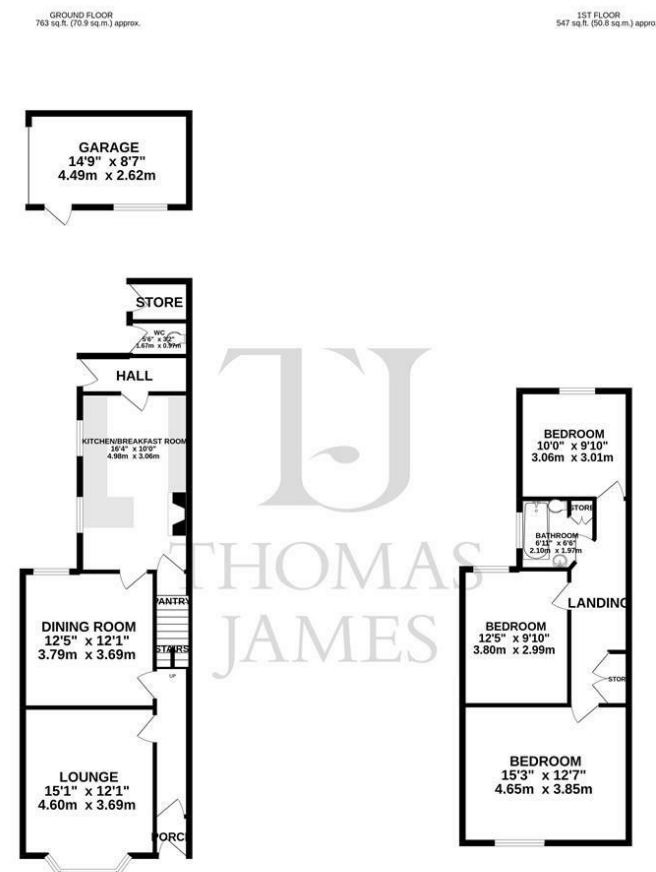
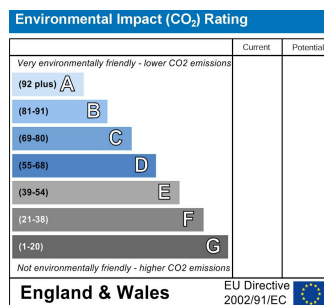
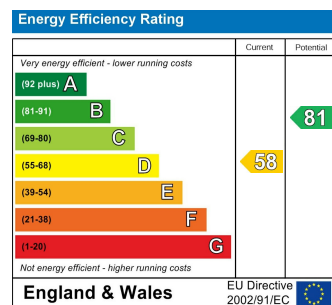
Amount Payable 2022/2023 £1,784.33.

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TOTAL FLOOR AREA: 1309 sq.ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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