



## Meden Bank, Stanton Hill, Notts, NG17 3HR

### Offers in the region of £75,000

You will be impressed by the size of this modern town house, it represents excellent value for money to the FIRST TIME BUYER and is an equally attractive BUY TO LET opportunity.

- Two living rooms
- Three large bedrooms
- End town house
- Modern kitchen
- Potential fourth bedroom
- Viewing recommended

## DESCRIPTION AND SITUATION

This modern town house offers plenty of space for the growing family looking for a home that provides good sized living accommodation complemented by three good sized bedrooms. The front living room has been extended into what we believe would have originally been a fourth bedroom and can be readily converted back to its original layout if preferred.

The kitchen includes stylish modern fittings and both the ground floor cloakroom and first floor bathroom have been refurbished with a modern suite. Many of the rooms feature windows to more than one elevation making the accommodation quite bright and pleasant. The accommodation is served by background electric heating and interested parties should note that gas is now available within the development for connection.

The property is offered at an extremely keen and competitive price making it a very affordable home for the owner occupier. It also offers good potential for the rental market and will, therefore, also appeal to the Buy To Let investor.

Now vacant, early possession is readily available and we have no hesitation in recommending an early inspection.

## ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

### ENTRANCE HALL 5'8" X 11'10" (1.73M X 3.6M)

Staircase leading to the first floor accommodation. Electric storage heater.

### CLOAKROOM/WC 3'9" x 5'10" (1.14m x 1.77m)

Equipped with a modern suite in white comprising a wash hand basin plus wc.



### REAR LIVING ROOM 9'10" x 13'9" (2.99m x 4.2m)

With fitted bar, electric radiator and double glazed window. Double doors leading to



### **EXTENDED FRONT LIVING ROOM 9'5" x 17'9" (2.88m x 5.42m)**

With double glazed windows two elevations and electric radiator.



### **KITCHEN 9'10" X 10'10"**

Equipped with modern fittings including a stainless steel single drainer sink unit, four ring electric hob/oven, integrated dishwasher, integrated fridge, electric radiator and door to rear gardens.



### **HALF LANDING**

With full height mirror to the walls.

### **FIRST FLOOR**

### **LANDING**

In-built airing cupboard containing a lagged copper cylinder with electric immersion heater.

### **BEDROOM 8'10" x 9'9" (2.68m x 2.97m)**

Full height double glazed windows plus in-built wardrobe.



### **BEDROOM 9'10" 10'10" (3.0M 3.3M)**

With full height double glazed window.

### **BEDROOM 9'9" x 11'11" (2.97m x 3.62m)**

With electric storage heater, full height double glazed window and in-built wardrobe.



### **BATHROOM/WC 5'9" x 6'8" (1.75m x 2.02m)**

Equipped with a modern suite in white comprising a bath with plumbed in shower and screen, wash hand basin, wc. Full height tiling to two elevations. Chrome electric radiator.



### **OUTSIDE**

The property has a return frontage to a service road.

Timber gates give access to the rear gardens where there is a CAR PORT 2.53m x 4.61m. The rear gardens are partly paved along with lawns. There is an attached brick built store. The front gardens comprise a lawn along with a timber decked patio making a pleasant sitting area in the summer months.





**TENURE**

Freehold with Vacant Possession upon completion.

**VIEWING**

Arranged with pleasure via the sole selling agents.

**FLOOR PLANS**





