



**1 Wadhurst Gardens, Nottingham,  
Nottinghamshire NG3 1LP**

**£130,000**

Tel: 0115 9680268



- Fitted Kitchen Diner
- Semi Detached House
- Driveway & Rear Garden
- Family Bathroom
- Three Bedrooms
- Well Proportioned Lounge

A well positioned semi detached house located a stones throw from Nottingham city centre which offers a staggeringly deceptively spacious internal layout. This home has two equally balanced reception rooms and three bedrooms including two substantial doubles.

The accommodation comprises an entrance hall that runs from front to back with a handy storage cupboard and a downstairs WC. There is a cosy square lounge and a well proportioned dining kitchen. To the first floor landing there are three bedrooms and a bathroom with three piece suite.

Externally this property comes located at the start of quiet residential street of Wadhurst Gardens itself having a secure gated driveway frontage. To the rear of the property there is a generously proportioned private garden securely enclosed by fenced boundaries to all sides.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

#### **ENTRANCE HALL**

w: 7.37m x l: 1.75m (w: 24' 2" x l: 5' 9")

With a radiator, ceiling light points, storage cupboard, UPVC front and rear entrance doors and stairs rising to the first floor landing.

#### **DOWNSTAIRS WC**

w: 1.68m x l: 0.84m (w: 5' 6" x l: 2' 9")

With a Low flush WC & wash hand basin. There is also a radiator, ceiling light point and an obscure double glazed window to the front elevation.

#### **KITCHEN**

w: 4.01m x l: 3.4m (w: 13' 2" x l: 11' 2")

Having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. There is an integrated oven, four ring hob with extractor over. There is also plumbing for a washing machine, space for a free standing fridge freezer, radiator, ceiling light point and a double glazed window to the front elevation.

#### **LOUNGE**

w: 3.99m x l: 3.56m (w: 13' 1" x l: 11' 8")

A well proportioned rear reception room with a fireplace, radiator, ceiling light point and a double glazed window to the rear elevation.

#### **FIRST FLOOR LANDING**

w: 2.79m x l: 2.57m (w: 9' 2" x l: 8' 5")

With a ceiling light point and a storage cupboard.

#### **BEDROOM ONE**

w: 3.53m x l: 3.25m (w: 11' 7" x l: 10' 8")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM TWO**

w: 3.45m x l: 3.07m (w: 11' 4" x l: 10' 1")

A second spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM THREE**

w: 2.64m x l: 2.54m (w: 8' 8" x l: 8' 4")

A third bedroom currently being utilised as a dressing room with a radiator, ceiling light point, storage cupboard and a double glazed window to the rear elevation.

**BATHROOM**

w: 2.9m x l: 1.65m (w: 9' 6" x l: 5' 5")

With three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to front elevation.

**OUTSIDE**

Externally, this property comes located at the start of quiet residential street of Wadhurst Gardens itself having a secure gated driveway frontage. To the rear of the property there is a generously proportioned private garden securely enclosed by fenced boundaries to all sides.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

**TENURE**

The property is being sold as a freehold.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

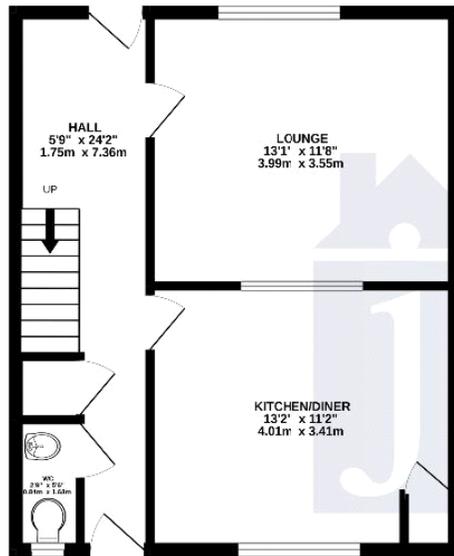
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



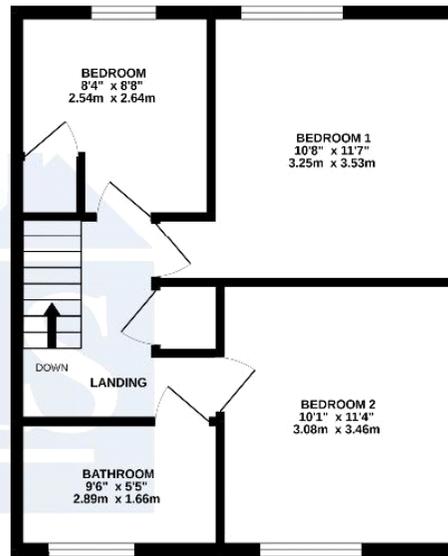




GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.

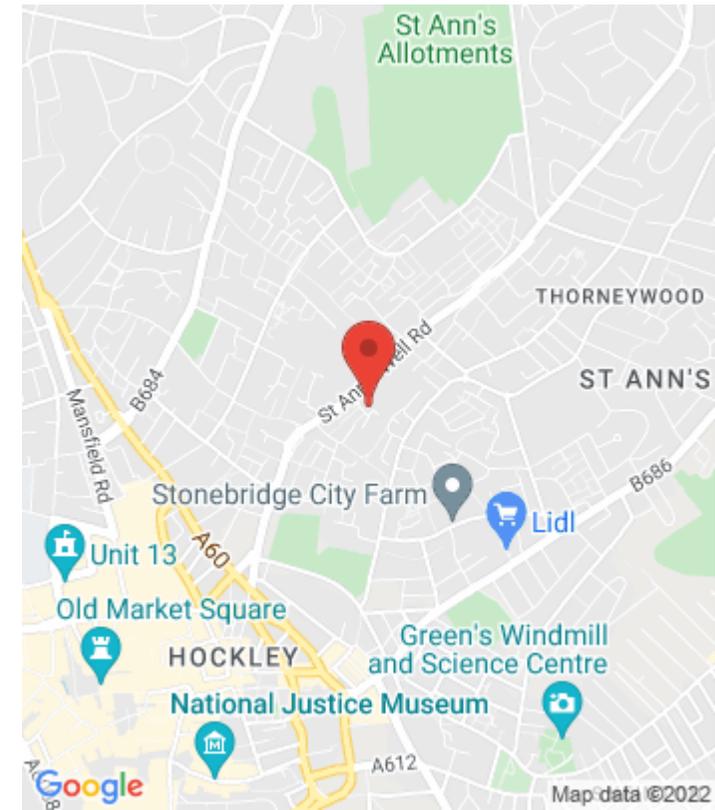


1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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 errors, 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 as to their operability or efficiency can be given.  
Made with MetroPix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
JMS Property Management  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

