

**52 Barden Road, Nottingham,**
**Nottinghamshire NG3 5QD**

**£297,000**

Tel: 0115 9680268

- Three Bedroom Family Home
- Two Reception Rooms
- Viewing Highly Recommended
- Bay Fronted Detached House
- Excellent Scope & Potential
- Highly Sought After Location
- No Upward Chain
- Quiet Residential Location

A three bedroom detached family home occupying a particularly well proportioned and private plot, the property benefits from an established and mature rear garden, providing an attractive outdoor space with plenty of room to enjoy. Internally, the house offers generous accommodation throughout, with well-proportioned rooms and plenty of scope for a new owner to put their own stamp on the property.

The property comes situated on a quiet and established residential road, conveniently positioned just a short distance from the ever-popular Mapperley Top, this traditional three bedroom detached property offers a fantastic opportunity for buyers seeking a home with space, character and potential.

Whilst the house would benefit from modernisation, it certainly does present an exciting opportunity to create a superb long-term home, with excellent potential for improvement, reconfiguration or indeed extension, subject to the necessary planning permissions.

Combining its desirable residential setting, generous plot and spacious existing accommodation, this property is offered to the open market with no upward chain with a viewing coming highly recommended due to its enormous potential as we are certain it will be one that is sure to appeal to a whole host of buyers looking for a home they can transform and make their own.

**ENTRANCE HALL**
w: 4.42m x l: 1.93m (w: 14' 6" x l: 6' 4")
A spacious entrance hall with a radiator, two storage cupboards including a larger one that could be altered into a downstairs WC space measuring 3'10" x 2'10". There is also a double glazed window and stairs rising to the first floor landing.

**LOUNGE**
w: 4.14m x l: 3.58m (w: 13' 7" x l: 11' 9")
A bay fronted reception room with a fireplace, radiator, ceiling light point and double internal doors opening into the:

**DINING ROOM**
w: 3.89m x l: 3.28m (w: 12' 9" x l: 10' 9")
A second rear reception room running in line with the kitchen offering scope for potential to be knocked through to create an open plan dining kitchen. There is a fireplace, radiator, ceiling lighting and double glazed patio door opening onto the rear garden.

**KITCHEN**
w: 2.87m x l: 2.21m (w: 9' 5" x l: 7' 3")
With wall cupboards and base units with working surfaces over. Inset sink with drainer. Space for a free standing cooker. There is ceiling lighting, double glazed window to the side elevation and internal door opening into the rear lobby.

**REAR LOBBY**
w: 1.04m x l: 1.02m (w: 3' 5" x l: 3' 4")
With access into a rear store room and an external door opening into the rear garden.

**STORAGE ROOM**
w: 1.47m x l: 0.99m (w: 4' 10" x l: 3' 3")
Housing the boiler which is approx seven years old.

**FIRST FLOOR LANDING**
w: 2.77m x l: 2.21m (w: 9' 1" x l: 7' 3")
A light and bright landing with a double glazed obscure window to the side elevation.

**BEDROOM ONE**
w: 4.17m x l: 3.43m (w: 13' 8" x l: 11' 3")
A spacious bay fronted bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

**BEDROOM TWO**
w: 3.91m x l: 3.28m (w: 12' 10" x l: 10' 9")
A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

**BEDROOM THREE**
w: 2.77m x l: 2.21m (w: 9' 1" x l: 7' 3")
A third bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

**SHOWER ROOM**
w: 2.24m x l: 2.01m (w: 7' 4" x l: 6' 7")
With a walk in shower room and a wash hand basin. There is also a radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

**SEPARATE WC**
w: 1.42m x l: 0.74m (w: 4' 8" x l: 2' 5")
With a low flush WC. There is also a ceiling light point and an obscure double glazed window to the side elevation.

**OUTSIDE**

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

**TENURE**
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**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 any 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.




































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