

Saxondale Drive
Nottingham

burchell edwards

Saxondale Drive
Nottingham NG6 9EG

for sale offers over
£170,000







Property Description

The accommodation comprises a welcoming lounge, providing a cosy space to relax, alongside a spacious kitchen diner offering ample room for cooking, dining, and entertaining. To the first floor are two well-proportioned bedrooms served by a family bathroom.

Externally, the property enjoys lawned gardens to both the front and rear. Set back from the road behind a front garden, the home benefits from an attractive approach, while the fully enclosed rear garden provides a safe and private outdoor space, perfect for enjoying the warmer months.

Early viewing is highly recommended to appreciate all that this charming home has to offer.

Entrance Hallway

Entered via a uPVC front door, with stairs rising to the first floor, a radiator, and a door leading through to the lounge.

Lounge

Having a front-facing uPVC double glazed window, radiator, and a door leading through to the kitchen

Kitchen Diner

Accessed off the lounge, having two rear-facing uPVC double glazed windows and a rear-facing uPVC double glazed door providing access to the garden. Fitted with a range of wall and base units with work surfaces over, a stainless steel sink and drainer with mixer tap, electric oven, electric hob and extractor hood. There is space and plumbing for a washing machine, space for a fridge freezer, and space for a tumble dryer.

Bedroom One

Having a front-facing uPVC double glazed window, radiator, and useful over-stairs storage cupboard.

Bedroom Two

Having a rear-facing uPVC double glazed window and a radiator.

Bathroom

Comprising a panelled bath, low level WC, pedestal wash hand basin, radiator, and a rear-facing obscure uPVC double glazed window.

Exterior

To the front of the property, there is a lawned garden with a pathway leading to the front entrance. Set back from the road, the property benefits from on-street parking. To the rear, there is a fully enclosed garden, predominantly laid to lawn, providing an ideal space for outdoor relaxation and entertaining.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















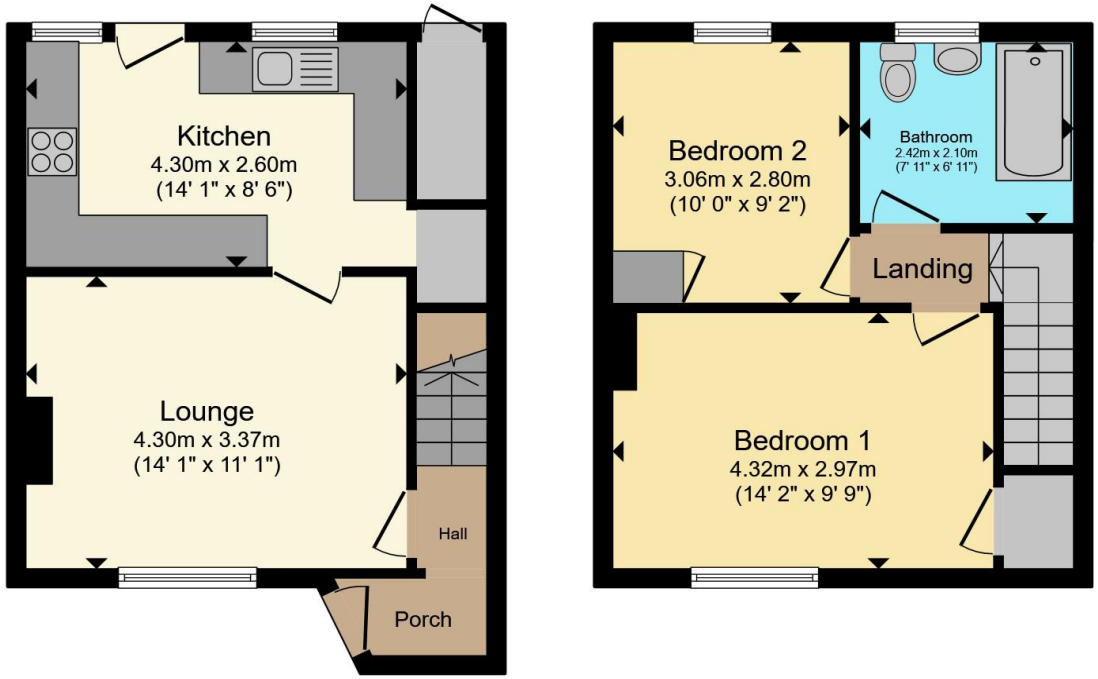

Ground Floor **First Floor**

Total floor area 64.7 m² (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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