



**Trenchard Close, Newton**

Nottingham, Nottinghamshire, NG13 8HF

**NEWTON**FALLOWELL 

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**Nottingham, Nottinghamshire, NG13 8HF**  
**£140,000**

Newton Fallowell are delighted to offer this two double bedroom home to the market. Located within the popular village of Newton having desirable school catchment areas and views to the front over the a village green, this gas centrally heated and double glazed property offers accommodation comprising: Entrance porch, entrance hall, living room with feature log burning stove, dining kitchen, two bedrooms, family bathroom and gardens to the front and rear. Viewing highly recommended. EPC Rating - C. Freehold.

**Entrance**

Solid wooden and glass front door into Entrance Porch.

**Entrance Porch**

UPVC double glazed door into Entrance Hall and tiled flooring.

**Entrance Hall**

Stairs rinsing to the first floor, single panel radiator and solid wooden door to the Living Room



### Living Room

13'0" x 11'8" (3.97 x 3.56)

A lovely light and bright reception room with a large uPVC double glazed window to the front elevation over looking the front garden and village green beyond, period styled feature radiator, television point and feature log burning stove set onto a tiled hearth and surround.

### Kitchen Diner

16'0" x 9'1" (4.90 x 2.78)

Fitted with a good range of base and wall mounted units with work surface over, uPVC double glazed window to the rear elevation, stainless steel sink and drainer, space and plumbing for washing machine, space for full sized fridge freezer, space for free standing gas cooker, cupboard housing the gas central heating boiler, ceramic tiled flooring and door to the rear garden.

### Landing

Doors to the first floor accommodation and loft access.

### Family Bathroom

6'2" x 6'1" (1.88 x 1.87)

Fitted with a three piece white suite comprising: W.C., pedestal wash basin and panel bath with shower over and glass screen, uPVC double glazed obscure glass window to the rear elevation, tiling to wet areas, stainless steel vertical heated towel rail, inset ceiling spot lights and ceramic tiled flooring.

### Bedroom One

12'6" x 13'6" (3.82 x 4.13)

A lovely spacious master bedroom with large uPVC double glazed window to the front elevation with the attractive views over the village green, built-in wardrobe, television point, single radiator and inset ceiling spot lights.

### Bedroom Two

10'5" x 9'2" (3.18 x 2.80)

UPVC double glazed window to the rear elevation, inset ceiling spot lights and single panel radiator.

### Rear Garden

The rear garden has been mainly laid to gravel providing off street parking and having timber pedestrian and vehicle gates.

### Front Garden

The front garden has been mainly laid to lawn with a flagstone pathway leading up to the entrance.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

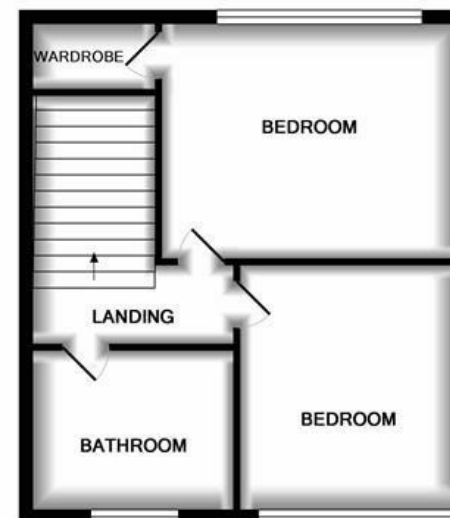
### Agents Note

Please be aware that the area of Newton has a communal service charge of approximately £17 pcm

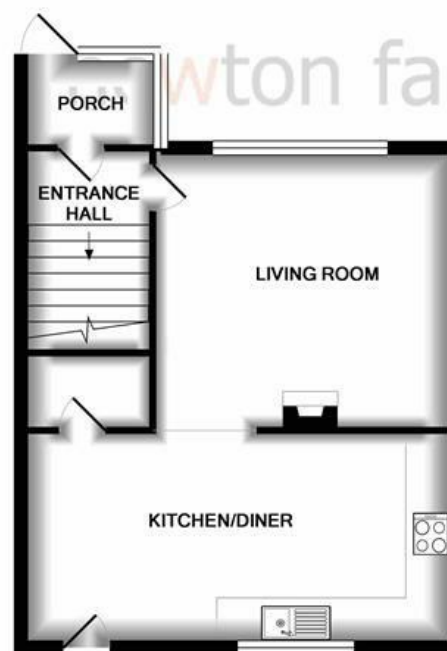




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



1ST FLOOR



GROUND FLOOR

t: 01949839839  
e: bingham@newtonfallowell.co.uk  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.  
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