



Located by Trent Bridge Cricket Ground

Gas Fired Central Heating

Ensuite Shower Room

Shared Garden

Appliances Included

Jillings Estates present to the market this small, one double bed roomed flat located ideally near to Trent Bridge Cricket Ground.

Providing ample accomodation for a single person or couple alike, this is an ideal way of moving into West Bridgford without the high rents usually encountered.

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**Entrance**

With a communal entrance shared with two other flats and providing access to the cellar where utility meters are located.

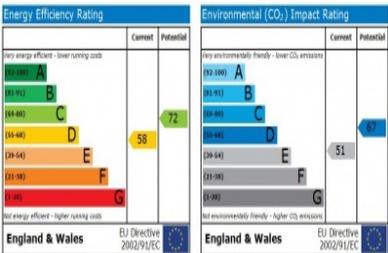
**Lounge**

Housing feature fireplace, radiator with TRV, central heating boiler and large windows to the front aspect. Also with TV connection.

**Kitchen**

With a range of beech wall and eye level units with a black roll-edge worktop and variety of appliances. Non-fitted appliances can be removed if so desired. Also with vinyl tiled flooring.

**Bedroom**



With ample space for a double bed, this rooms provides access to the en-suite shower room and benefits from a double-glazed uPVC window to the rear aspect as well as a TV connection point and radiator.

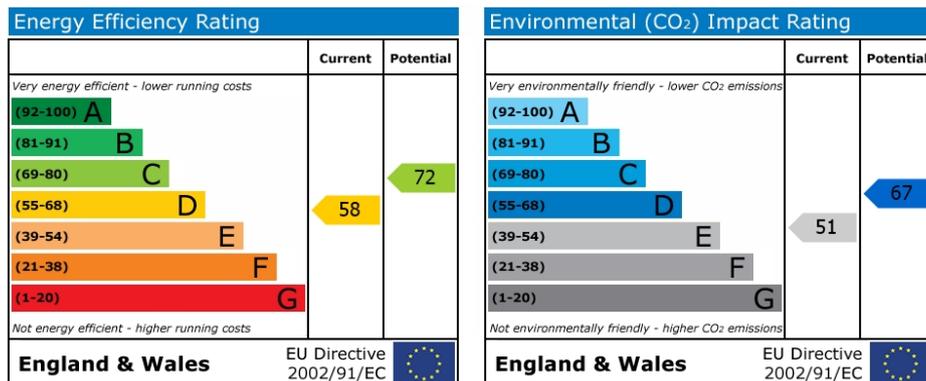
### Shower Room

With vinyl flooring and white bathroom suite comprising of shower cubicle, wash hand basin and WC. In addition there is a double-glazed uPVC window to the side aspect and radiator.

### Garden

To the rear of the property is a shared garden mainly laid to lawn and with a variety of mature shrubs and plants.

### Council Tax Band - A (Rushcliffe)



### PLEASE NOTE:

#### Viewing Arrangements

To arrange a viewing of this, or any other property, please contact Jillings Estates.

#### Fixtures and Fittings

All fixtures and fittings not specifically stated in these Detailed Particulars are excluded from the sale. Interested parties are advised to make specific mention of any fixtures or fittings required when making any offer in order to avoid any ambiguity.

#### Testing

No appliance or service has been tested by Jillings Estates and we are therefore unable to verify they are in full working order. Interested Parties are advised to make their own enquiries in this regard.

#### Internet

For further details of this or any other property marketed by Jillings Estates please visit our website at [www.jillingsstates.co.uk](http://www.jillingsstates.co.uk).

#### Floor Plans & Measurements

All floor plans are produced for guidance purposes only and should not be relied upon by interested parties. They are not prepared to scale and measurements and other dimensions are not guaranteed. Please enjoy their illustrative benefits accordingly.

#### Surveys

Jillings Estates would be glad to arrange an RICS property survey for you when you have negotiated the purchase of your new home. Please contact us for further details.

#### Contact Information

If you wish to contact us please use one of the following options:

Telephone: 01636 812887 or 01159609500

Email: [sales@jillingsstates.co.uk](mailto:sales@jillingsstates.co.uk)

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