Robert Ellis

look no further...

Tilbury Rise,
Aspley, Nottingham
NG8 6DE

£200,000 Freehold

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GUIDE PRICE £200,000 - £210,000

A BEAUTIFULLY PRESENTED SEMI-DETACHED HOME IN A POPULAR AND WELL-CONNECTED LOCATION – READY TO MOVE STRAIGHT INTO

This well-maintained three-bedroom home offers the perfect opportunity for first time buyers, young families, or anyone looking for a property they can move straight into without the need for any work. Situated in a popular residential area with excellent transport links and amenities nearby, this home blends practical living space with modern finishes throughout.

The accommodation comprises a welcoming entrance hall, a bright and spacious lounge with bay window to the front, and a stylish open plan dining kitchen to the rear, offering a great space for both everyday living and entertaining, with doors leading out to the garden.

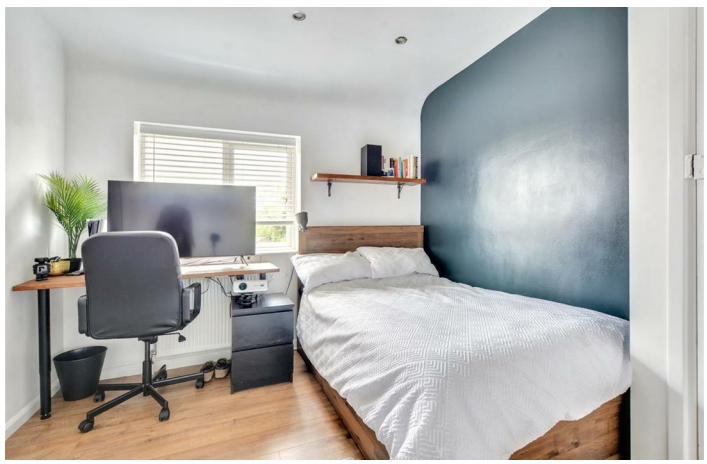
Upstairs, there are three well-proportioned bedrooms and a contemporary three-piece family bathroom.

The property benefits from modern gas central heating and uPVC double glazing, offering comfort and efficiency all year round.

Outside, a driveway provides ample off-road parking, while the rear garden has been landscaped for low maintenance and enjoys patio areas—ideal for relaxing or summer dining.

Located close to a wide range of local amenities, well-regarded schools, and offering easy access to Nottingham City Centre, this is a fantastic opportunity not to be missed.

Early viewing is highly recommended, SELLING WITH NO UPWARD CHAIN.



Front of Property
To the front of the property there is a spacious driveway providing ample off the road vehicle hardstanding, fences to the boundaries, mature shrubs planted to the borders, additional gravelled garden offering further potential driveway subject to the buyers needs and requirements.

Entrance Hallway
2'8 x 12'8 approx (0.81m x 3.86m approx)
Modern UPVC double glazed entrance door to the side elevation, carpeted staircase leading to the first floor landing, laminate floor covering, ceiling light point, meter cabinet with internal panelled door leading through to the bay fronted living room.

Living Room
15'04 x 13'07 approx (4.67m x 4.14m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, ceiling rose, wall mounted double radiator, laminate floor covering, panelled door leading through to the dining kitchen.

Dining Kitchen
8'6 x 17'10 approx (2.59m x 5.44m approx)
With a range of matching contemporary wall and base units with laminate work surfaces above incorporating a stainless steel sink and drainer unit with modern swan neck mixer tap over, tiled splashbacks, space and point for a freestanding gas cooker, space and plumbing for a freestanding dishwasher, space and plumbing for a freestanding washing machine, space and point for a freestanding tumble dryer, space and point for a freestanding fridge freezer, three UPVC double glazed windows to the rear elevation providing ample natural daylight with UPVC double glazed door providing access to the enclosed landscaped rear garden, wall mounted radiator, tiled splashbacks, tiling to the floor, ceiling light point, ample space for a dining table, understairs storage cupboard housing refitted gas central heating combination boiler.

Understairs Storage
3'2 x 6'01 approx (0.97m x 1.85m approx)
Shelving providing additional storage space, gas central heating combination boiler providing hot water and central heating to the property, light and power.

Bedroom Three
8' x 6'11 approx (2.44m x 2.11m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom Two
10'1 x 10'2 approx (3.07m x 3.10m approx)
UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, built-in wardrobe, laminate floor covering.

Bedroom One
11'4 x 9'08 approx (3.45m x 2.95m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Family Bathroom
6'07 x 6'05 approx (2.01m x 1.96m approx)
Modern white three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, wooden flooring, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, tiled splashbacks, heated towel rail.

Rear of Property
To the rear of the property there is an enclosed low maintenance landscaped rear garden incorporating large paved patio area, fencing to the boundaries, gravelled areas offering flexible useful space.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

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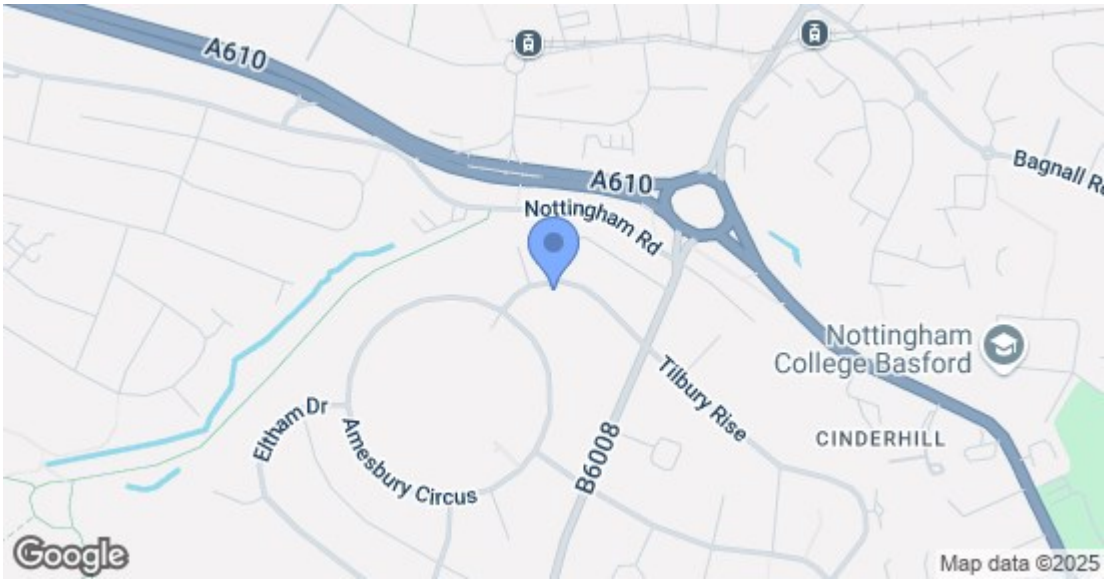

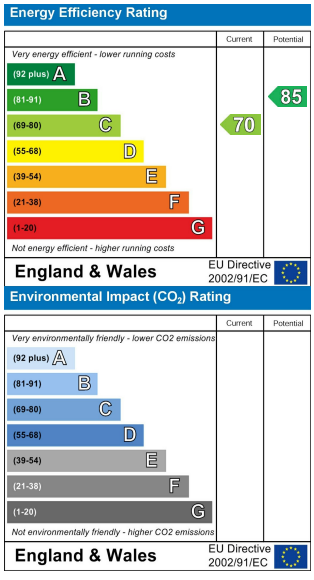

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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