Robert Ellis

look no further...

A WELL PRESENTED HOME FOR SALE!

Grindon Crescent
, Nottingham NG6 8BS

Offers Over £160,000 Freehold

0115 648 5485

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Robert Ellis Estate Agents are delighted to bring to the market this two-bedroom property on Grindon Crescent, Nottingham, offering well-proportioned accommodation, off-road parking and an enclosed, low-maintenance rear garden.

The accommodation comprises an entrance hallway with stairs leading to the first floor and access into a generous lounge, featuring a front-facing UPVC double glazed window, laminate flooring and a radiator. From here, a door leads through to the fitted kitchen.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, oven with induction hob and extractor hood. There is also space and plumbing for a range of appliances, useful understairs storage and an opening through to the dining room. The dining room provides an excellent additional reception space, with windows surrounding and French doors opening directly onto the rear garden.

To the first floor are two well-proportioned bedrooms. Bedroom one benefits from built-in wardrobes and a storage cupboard, while bedroom two overlooks the rear. The bathroom comprises a panelled bath with mains-fed shower over, WC, vanity wash hand basin and heated towel rail.
Outside, the property benefits from a driveway providing off-road parking, with gated access to the rear. The enclosed rear garden is designed for low maintenance with paved patio areas, a shed and outdoor water tap.

An internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hallway
Entrance door to the side elevation, staircase leading to the first floor landing, laminate flooring, door leading through to the lounge.

Lounge
13'76 x 12'48 approx (3.96m x 3.66m approx)
UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, door leading through to the kitchen.

Kitchen
16'86 x 7'84 approx (4.88m x 2.13m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, oven with four ring induction hob over and extractor hood above, space and plumbing for a dishwasher, space and point for a fridge freezer, space and plumbing for a washing machine, space and point for a tumble dryer, laminate flooring, understairs storage, wall mounted radiator, two UPVC double glazed windows to the rear elevation, opening through to the dining room.

Dining Room
12'87 x 10'50 approx (3.66m x 3.05m approx)
Wall mounted radiator, laminate flooring, light and power, UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing
UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

Bedroom One
9'31 x 11'18 approx (2.74m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes, storage cupboard, carpeted flooring.

Bedroom Two
9'67 x 10'77 approx (2.74m x 3.05m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

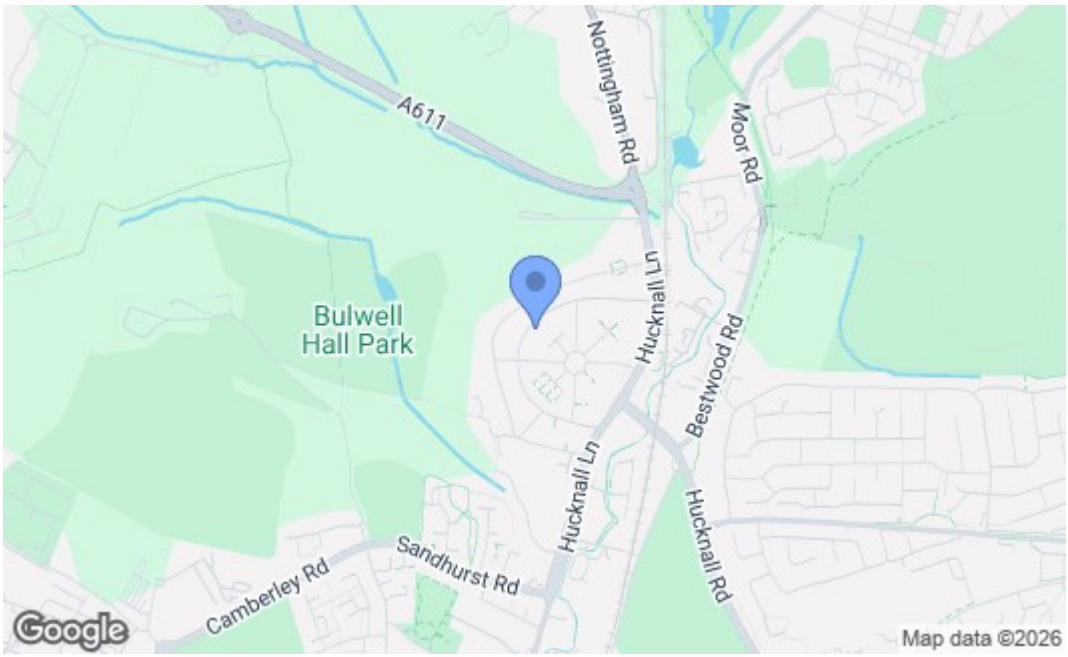
Bathroom
Vinyl flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, vanity wash hand basin with mixer tap, WC, panelled bath with mains fed shower over, heated towel rail.

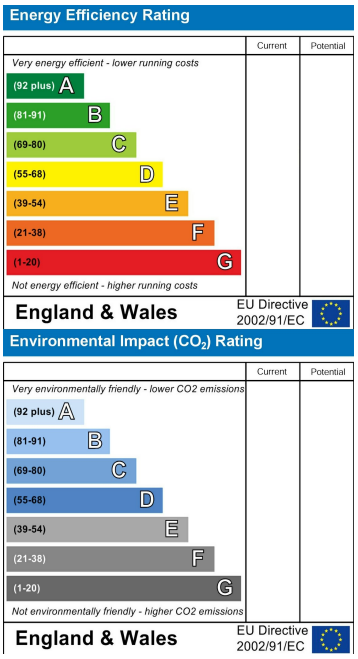
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, fenced and walled boundaries, gated access to the rear of the property.

Rear of Property
To the rear of the property there is a low maintenance enclosed rear garden with paved patio areas, shed, outdoor water tap, shed, gated access to the front of the property.

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 13mbps Ultrafast 5500mbps
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





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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