Robert Ellis

look no further...

Westwood Road,
Sneinton, Nottingham
NG2 4FT

£140,000 Freehold

0115 648 5485

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Robert Ellis Estate Agents are pleased to present to the market this spacious three-bedroom mid-terrace home, arranged over three floors and offering generous family accommodation.

The property benefits from two reception rooms, a practical kitchen, and a rear yard area providing useful outdoor space. With gas central heating and double glazing throughout, this is a home ready for buyers to put their own stamp on.

Set within a popular residential location close to local shops, schools, and excellent transport links into Nottingham city centre, the property is offered to the market with the advantage of no upward chain, making for an easier purchase process.

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

Lounge
13'1" x 12'5" approx (4.0 x 3.8 approx)
Wooden entrance door leading into the lounge comprising carpeted flooring, fireplace, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator, door leading through to the hallway.

Hallway
Carpeted flooring, carpeted staircase leading to the first floor landing, door leading through to the dining room.

Dining Room
13'1" x 15'1" approx (4.0 x 4.6 approx)
Carpeted flooring, fireplace, wall mounted radiator, under stairs storage cupboard, UPVC double glazed window to the rear elevation, internal glazed door leading through to the kitchen.

Kitchen
15'8" x 6'6" approx (4.8 x 2.0 approx)
Laminate flooring, wall mounted boiler, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with gas hob over and extractor hood above, space and point for a freestanding fridge freezer, tiled splashbacks, space and plumbing for a washing machine, space and point for a tumble dryer, UPVC double glazed window to the side elevation, glazed door to the side elevation.

First Floor Landing
Carpeted flooring, carpeted staircase leading to the bedroom three, wall mounted radiator, doors leading off to:

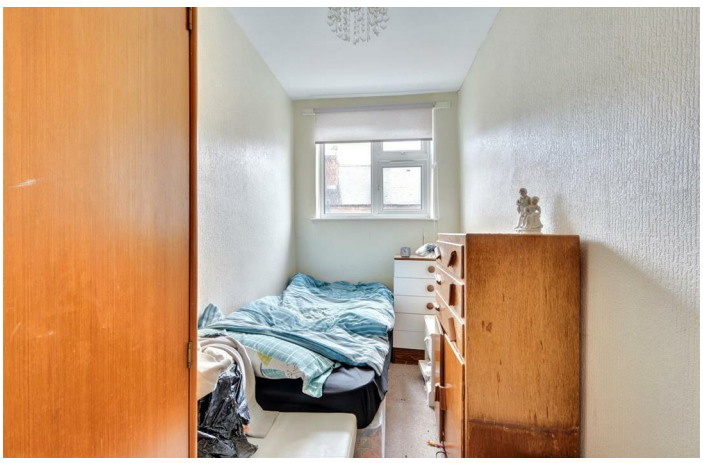
Bedroom One
12'5" x 13'1" approx (3.8 x 4.0 approx)
UPVC double glazed window to the front elevation, built-in wardrobe.

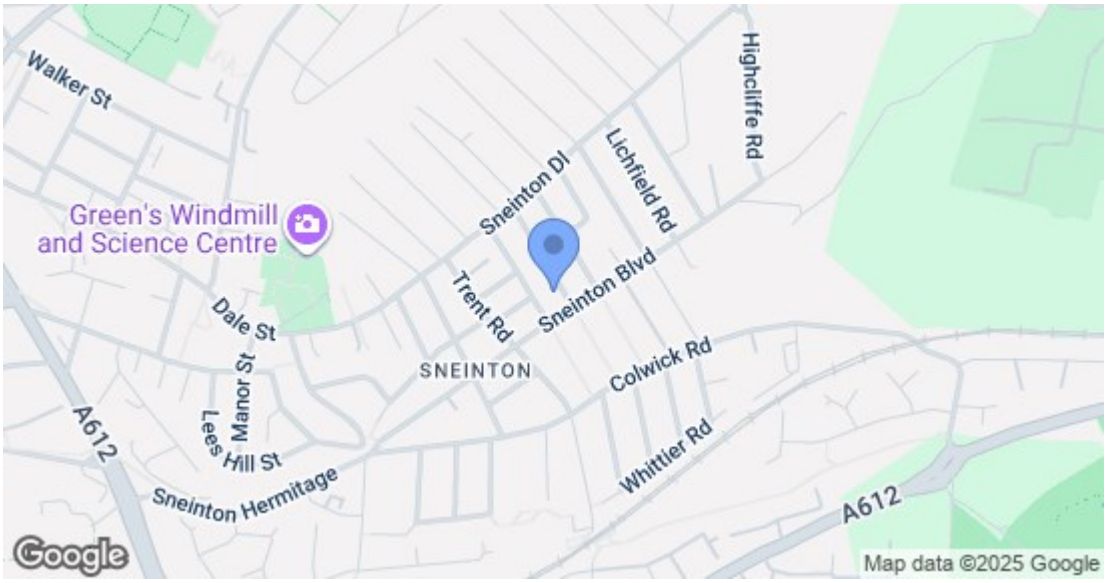
Bedroom Two
6'2" x 11'9" approx (1.9 x 3.6 approx)
UPVC double glazed window to the rear elevation, carpeted flooring.

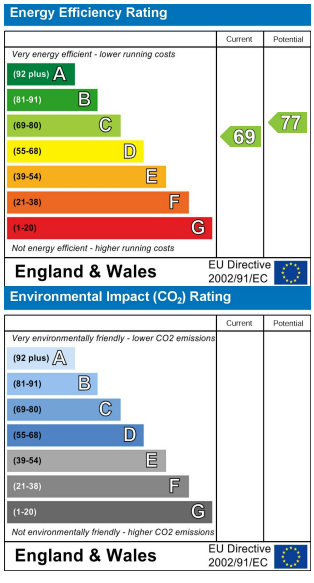
Shower Room
11'9" x 6'2" approx (3.6 x 1.9 approx)
Wet room style bathroom with shower, UPVC double glazed window to the rear elevation, extractor fan, wash hand basin, WC, wall mounted radiator.

Bedroom Three
13'1" x 18'8" approx (4.0 x 5.7 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, access to the eaves.

Agents Notes: Additional Information
Council Tax Band:
Local Authority: Gedling 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







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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