Robert Ellis

look no further. . .

Honeysuckle Grove,
Cinderhill, Nottingham
NG6 8PW

£200,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH PARKING FOR THREE CARS IN THE POPULAR AREA OF CINDERHILL, LOCATED CLOSE TO THE TRAM...

Robert Ellis are delighted to bring to the market this well-presented three-bedroom semi-detached property, ideally situated within the popular and well-established area of Basford. Offering spacious and versatile accommodation throughout, this home would be perfectly suited to first-time buyers, growing families, couples or investors alike.

The accommodation briefly comprises an entrance hall, a spacious kitchen with ample storage and worktop space and a separate dining room, To the first floor, there are three well-proportioned bedrooms and a modern family bathroom/shower room.

Externally, the property benefits from a generous plot with low-maintenance outdoor space, along with a driveway providing off-street parking. Additional features include gas central heating and UPVC double glazing throughout.

Conveniently located close to local shops, schools, amenities and excellent transport links into Nottingham City Centre and beyond, an early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hallway
UPVC double glazed entrance door to the front elevation giving access to the entrance hallway comprising UPVC double glazed window to the side elevation, wall mounted radiator, laminate flooring, staircase leading to the first floor landing, door leading through to the open plan lounge diner.

Open Plan Lounge Diner

Lounge
11'93 x 13'03 approx (3.35m x 4.04m approx)
UPVC double glazed window to the front elevation, two wall mounted radiators, laminate flooring.

Dining Area
7'18 x 10'41 approx (2.13m x 3.05m approx)
Laminate flooring, wall mounted radiator, UPVC double glazed French doors leading out to the rear garden.

Kitchen
7'28 x 10'24 approx (2.13m x 3.05m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, space and point for a fridge freezer, tiled splashbacks, laminate flooring, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, storage cupboard.

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

Bedroom One
8'83 x 13'37 approx (2.44m x 3.96m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
8'47 x 10'35 approx (2.44m x 3.05m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
6'81 x 9'11 approx (1.83m x 3.02m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

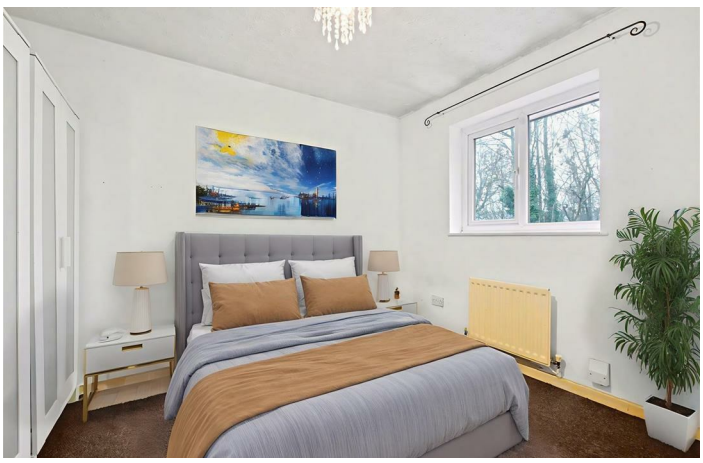
Bathroom
6'06 x 5'79 approx (1.98m x 1.52m approx)
Vinyl flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, handwash basin with separate hot and cold taps, WC, tiled splashbacks, bath with mixer tap and electric shower over.

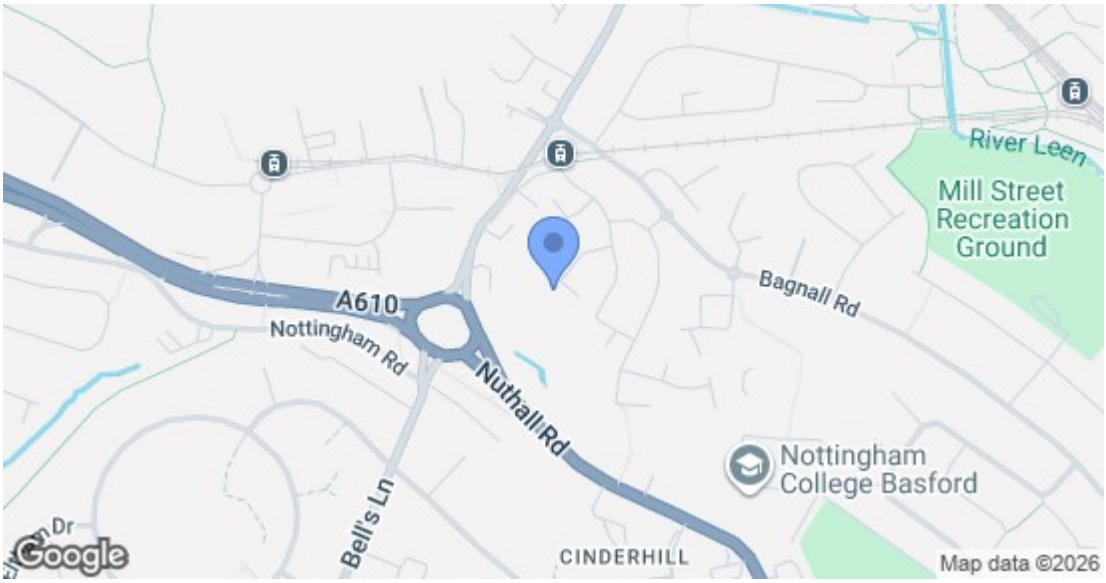
Outside

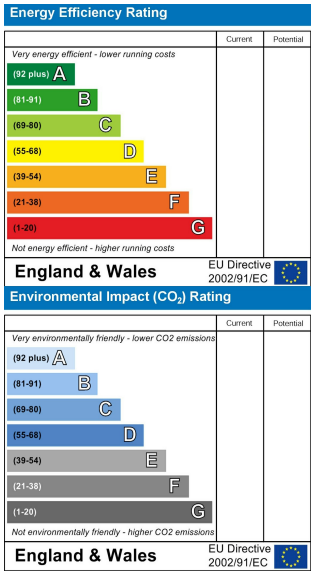
Front of Property
To the front of the property there is a driveway providing off the road parking, side gated access to the rear of the property.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio, outdoor water tap, side gated access to the front of the property, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 13mbps Ultrafast 1800mbps
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.