Robert Ellis

look no further. . .







Desford Close
Heathfield, Nottingham NG5 1PA

A THREE BEDROOM HOME NEEDEDING SOME MODERNISATION!

£165,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea



Robert Ellis Estate Agents are pleased to present this three bedroom end-of-terrace home, ideally located within walking distance of City Hospital. In need of some TLC, the property offers fantastic potential and is perfectly suited to first-time buyers looking to put their own stamp on a home, or investors seeking their next opportunity.

Internally, the accommodation comprises a bright reception room and a spacious kitchen/diner, offering plenty of scope to modernise and create an excellent open-plan family space. To the first floor are three well-proportioned bedrooms and a family bathroom. The property further benefits from a Worcester Bosch boiler, fitted in November 2018, which has been serviced annually and still benefits from approximately three years remaining on its manufacturer's warranty, providing added peace of mind.

Outside, there is a driveway to the front providing off-road parking for multiple vehicles. To the rear is a generous garden, a true blank canvas ready to be transformed, along with a useful outside store/garage offering additional storage.

Situated close to schools, shops and excellent transport links, this is a property bursting with potential in a popular and convenient location.

Early viewing is highly recommended – DO NOT MISS OUT ON THIS FANTASTIC OPPORTUNITY!





Entrance Hallway
UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising carpeted staircase leading to the first floor landing, door leading through to the living room.

Living Room
12'61 x 13'75 approx (3.66m x 3.96m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, door leading through to the kitchen.

Kitchen Diner
7'99 x 16'90 approx (2.13m x 4.88m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over. Space and plumbing for a washing machine, space and point for a fridge freezer, electric oven, extractor hood, tiled splashbacks, ample space for a dining table, linoleum flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed door giving access to the rear garden.

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

Bedroom One
10'14 x 9'40 approx (3.05m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bathroom
UPVC double glazed window to the side elevation, heated towel rail, laminate flooring, panelled bath with mains fed shower over, tiled splashbacks, handwash basin, WC, extractor fan.

Bedroom Two
9'47 x 8'90 approx (2.74m x 2.44m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bedroom Three
7'56 x 6'52 approx (2.13m x 1.83m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Outside

Rear of Property
To the rear of the property there is an enclosed rear garden with fencing to the boundaries.

Front of Property
To the front of the property there is a driveway providing off the road parking for multiple cars, access to the garage.

Garage
7'02 x 15'18 approx (2.18m x 4.57m approx)
Power and lighting.

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 7mbps 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





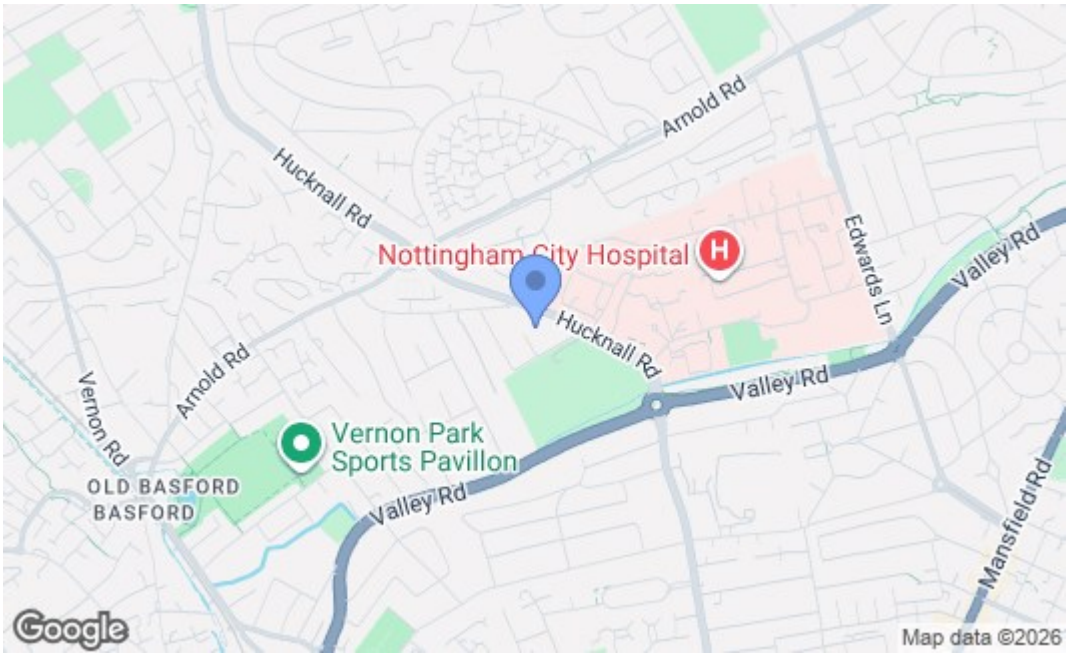


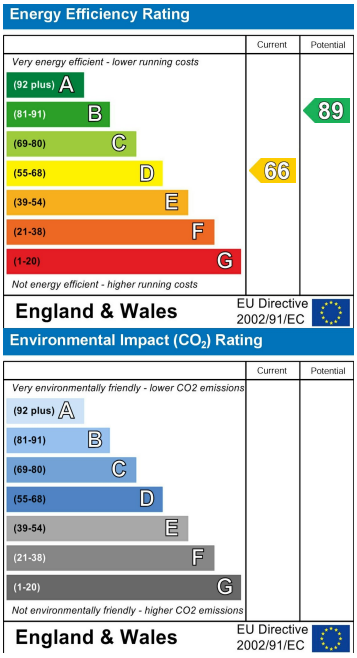












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485