

# Robert Ellis

*look no further...*



Gainsford Crescent,  
, Nottingham  
NG5 5FJ

**£210,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea



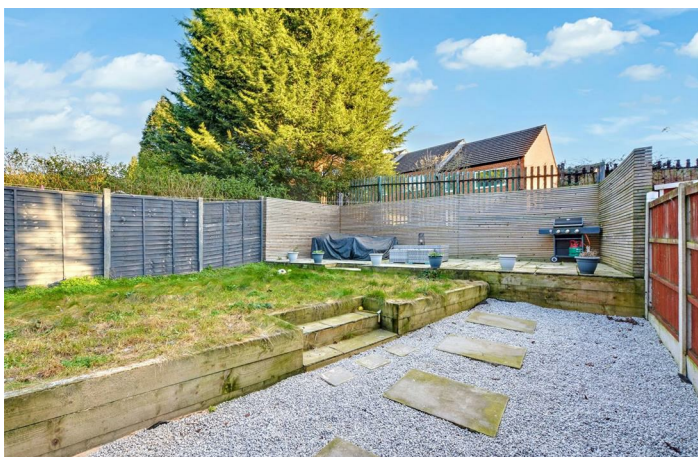
WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY, GARAGE & NO UPWARD CHAIN...

Robert Ellis are pleased to bring to the market this well-maintained three bedroom semi-detached property, ideally suited to first-time buyers, families and investors alike. The property benefits from modern gas central heating, full double glazing and a refitted dining kitchen, offering ready-to-move-into accommodation.

The accommodation comprises an entrance hall, a bright and spacious lounge and a refitted dining kitchen fitted with a range of modern units and ample space for dining. To the ground floor there is also a refitted shower room, providing practical and modern living.

To the first floor are three well-proportioned bedrooms and access to the loft space. Outside, the property stands well back from the road with a driveway providing off-street parking leading to a garage. To the rear is an enclosed and landscaped garden, ideal for families and outdoor entertaining.

Situated in a popular residential location within close proximity to local shops, schools, transport links and Nottingham City Centre, this property is offered to the market with no upward chain and viewing is highly recommended.



### Entrance Lobby

3'4 x 4'5 approx (1.02m x 1.35m approx)

UPVC double glazed composite entrance door to the side elevation, wall mounted radiator, carpeted staircase leading to the first floor landing, ceiling light point, laminate flooring, internal wooden door leading through to the living room.

### Living Room

14'11 x 11'01 approx (4.55m x 3.38m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, built-in storage cupboards to the chimney recess, laminate flooring, panelled door leading through to the kitchen.

### Dining Kitchen

15'5 x 12' approx (4.70m x 3.66m approx)

A range of matching wall and base units incorporating wooden worksurfaces over, integrated NEFF hob, integrated NEFF oven and microwave, space and point for a freestanding American style fridge freezer, ample space for a dining table, feature vertical radiator, feature slatted wall, UPVC double glazed picture window to the rear elevation overlooking the rear garden, wall mounted gas central heating combination boiler housed within a matching cabinet, integrated dishwasher, integrated washing machine, recessed spotlights to the ceiling, doorway leading through to the side lobby.

### Side Lobby

2'8 x 6'7 approx (0.81m x 2.01m approx)

UPVC double glazed window to the side elevation, UPVC double glazed door providing access to the enclosed rear garden, tiling to the floor, doorway leading through to the dining kitchen, panelled door leading through to the ground floor shower room.

### Ground Floor Shower Room

9'2 x 5'9 approx (2.79m x 1.75m approx)

Modern three piece suite comprising walk-in shower enclosure with rainwater shower head above, wall hung vanity wash hand basin with storage cabinets below, low level flush WC, UPVC double glazed window to the rear elevation, tiled splashbacks, tiling to the floor, chrome heated towel rail, recessed spotlights to the ceiling.

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch with pull down ladder, panelled doors leading off to:

### Bedroom One

9'07 x 14'05 approx (2.92m x 4.39m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, ceiling light point.

### Bedroom Two

10' x 9'4 approx (3.05m x 2.84m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, ceiling light point, built-in storage cupboard.

### Bedroom Three

7' x 8'1 approx (2.13m x 2.46m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, ceiling light point.

### Outside

#### Front of Property

To the front of the property there is a double driveway providing ample off the road vehicle hardstanding, low maintenance border.

#### Rear of Property

To the rear of the property there is a good sized enclosed private rear garden with raised garden laid to lawn, fencing to the boundaries, raised Indian sandstone patio area, low maintenance gravelled area.

### 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 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

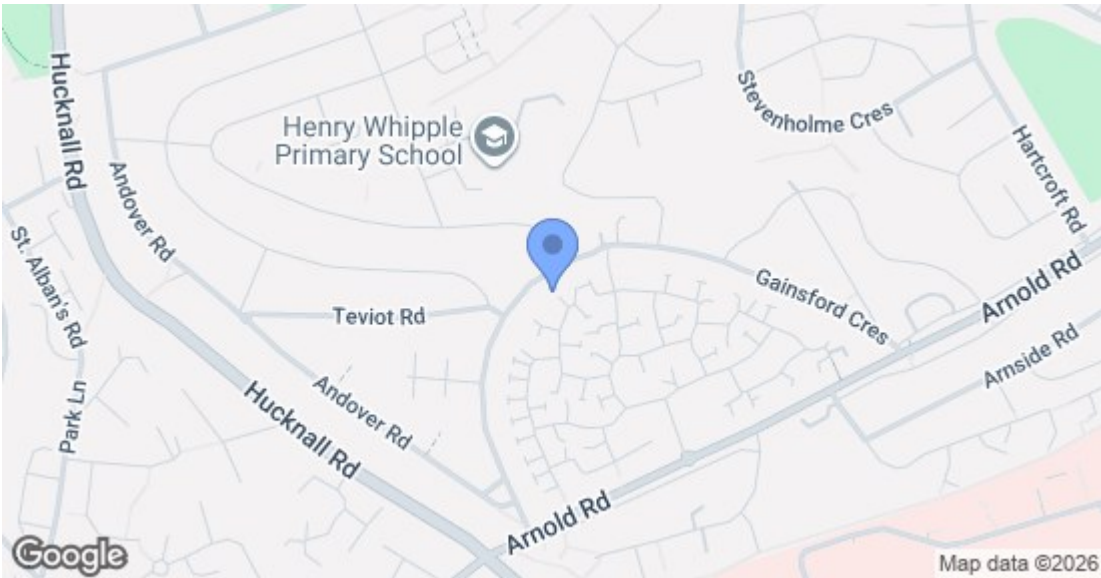
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         | 56        |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.