Robert Ellis

look no further...







Pippin Close
Nottingham NG3 3DH

A THREE BEDROOM, THREE STOREY END TOWNHOUSE SITUATED IN THORNEYWOOD, NOTTINGHAM.

Guide Price £140,000 Freehold



GUIDE PRICE £150,000 - £160,000

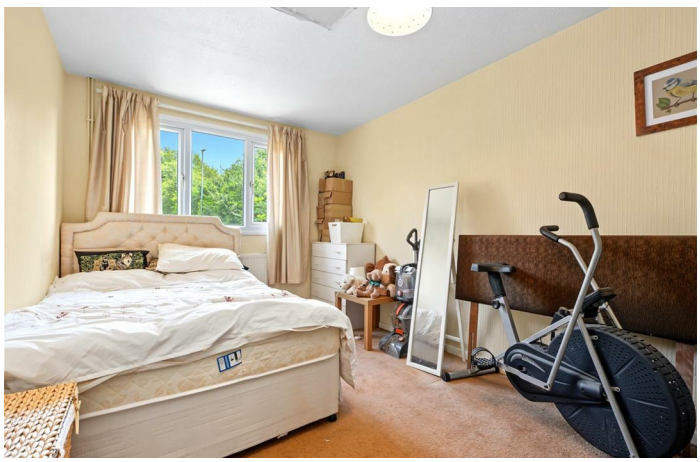
Robert Ellis Estate Agents are delighted to bring to the market this three bedroom end townhouse, arranged over three floors and offering an excellent opportunity for buyers looking to modernise and personalise a home to their own taste. Situated at the end of a quiet cul-de-sac, the property enjoys a private position together with the added benefit of off-road parking.

The accommodation comprises an entrance hall with useful built-in storage, leading to the ground floor accommodation. To the first floor is a spacious lounge and a fitted dining kitchen, offering a range of wall and base units with ample space for a dining table, making it ideal for everyday living.

The second floor provides three well-proportioned bedrooms, including two doubles and a comfortable single, all served by a three-piece shower room.

Conveniently located within the popular NG3 area, the property is within easy reach of local shops, regular transport links and well-regarded schools, including Our Lady & St Edward Primary & Nursery Catholic Voluntary Academy, making it an ideal choice for first-time buyers, families and investors alike.





Entrance Lobby
UPVC entrance door, wall mounted radiator, vinyl flooring, storage, staircase leading to the hallway.

Hallway
Vinyl flooring, carpeted flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

Lounge
15'06 x 11'06 approx (4.72m x 3.51m approx)
Carpeted flooring, coving to the ceiling, UPVC double glazed window to the rear elevation, wall mounted radiator, electric fire.

Kitchen
13'05 x 9'13 approx (4.09m x 2.74m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, oven with four ring electric hob over and extractor hood above, space and plumbing for a washing machine, integrated fridge and freezer, vinyl flooring, UPVC double glazed window to the front elevation, pantry providing useful additional storage space.

WC
13'85 x 3'55 approx (3.96m x 0.91m approx)
WC, handwash basin with separate hot and cold taps, tiled splashbacks, UPVC double glazed window to the front elevation.

First Floor Landing
Carpeted flooring, access to the loft, storage, doors leading off to:

Bedroom One
8'48 x 13'35 approx (2.44m x 3.96m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
8'51 x 13'11 approx (2.44m x 4.24m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
6'18 x 9'48 approx (1.83m x 2.74m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bathroom
Laminate flooring, UPVC double glazed window to the front elevation, heated towel rail, tiled splashbacks, shower enclosure with electric shower, UPVC splashbacks, vanity wash hand basin with mixer tap, WC, corner bath with mixer tap.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio, fencing to the boundaries and side gated access to the front of the property, gate to the rear, shed.

Front of Property
To the front of the property there is a driveway providing off the road parking.

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: Yes
Any Legal Restrictions: No
Other Material Issues: No



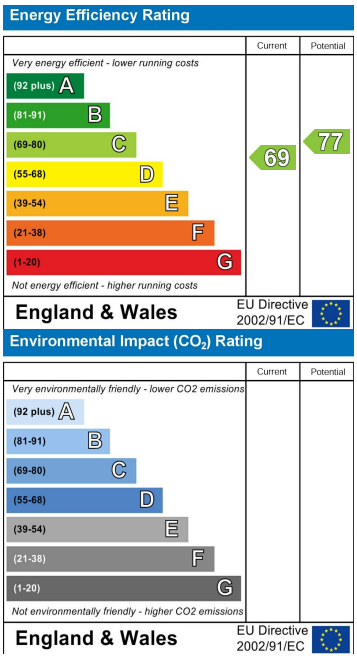












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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