Robert Ellis

look no further. . .

Ambleside Road
Aspley, Nottingham NG8 5QW

A THREE BEDROOM MID TERRACE,
SELLING WITH NO UPWARD CHAIN.

Guide Price £170,000 Freehold

*** GUIDE PRICE £170,000 - £175,000 ***

A THREE BEDROOM MID-TERRACE HOME WITH DRIVEWAY – NO UPWARD CHAIN

Robert Ellis are pleased to bring to the market this well-proportioned three bedroom mid-terrace property, ideally located within easy reach of local shops, schools and excellent transport links.

The accommodation comprises a spacious dining kitchen, a light and airy living room, and a first floor bathroom serving three bedrooms. Outside, there is a driveway to the front providing off-road parking and a private enclosed garden to the rear – perfect for families or first-time buyers.

Further benefits include gas central heating, double glazing throughout, and the advantage of no upward chain, making for a straightforward move.

An ideal purchase for a range of buyers – early viewing is highly recommended.

Entrance Hallway
UPVC entrance door to to the front elevation leading into the entrance hallway comprising carpeted staircase leading to the first floor landing, door leading to the lounge, ceiling light point, meter cupboard.

Lounge
15'10" x 4'7" approx (4.85 x 1.41 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, door leading through to kitchen.

Kitchen Diner
19'3" x 9'2" approx (5.89 x 2.8 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with induction hob over and extractor hood above, space and plumbing for washing machine, space and point for fridge freezer, ample space for dining table, door to large storage cupboard which would make an ideal pantry with light and power, two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation leading to the rear garden.

First Floor Landing
Carpeted flooring, built-in shelving, loft access hatch, recessed spotlights to the ceiling, doors leading off to:

Bedroom One
11'8" x 7'4" approx (3.57 x 2.26 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bathroom
7'1" x 7'1" approx (2.17 x 2.18 approx)
UPVC double glazed window to the front elevation, tiled flooring, tiling to the walls, extractor fan, panelled bath with mains fed shower over, WC, handwash basin with mixer tap, chrome heated towel rail, recessed spotlights to the ceiling.

Bedroom Two
10'0" x 7'5" approx (3.05 x 2.27 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, wall mounted radiator, recessed spotlights to the ceiling, built-in storage cupboard providing useful additional storage space.

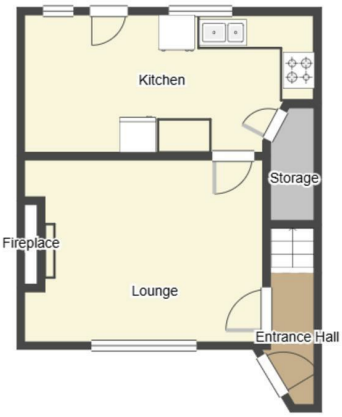
Bedroom Three
8'10" x 7'2" approx (2.70 x 2.20 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, wall mounted radiator, recessed spotlights to the ceiling.

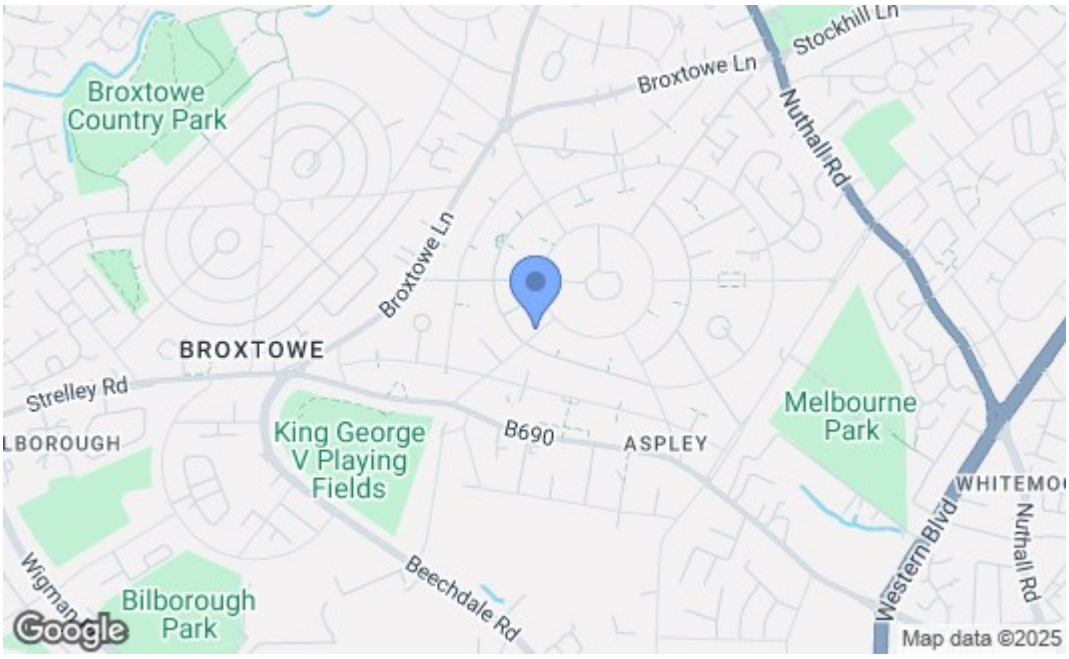
Outside

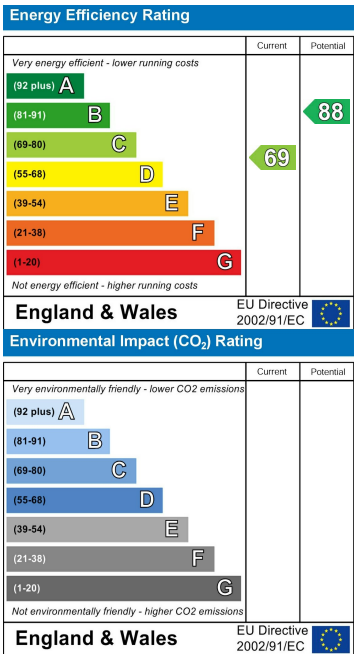
Front of Property
To the front of the property there is a paved driveway providing off the road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, fencing to the boundaries, shed, outdoor water tap.

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 9mbps 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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