Robert Ellis

look no further...







Mosswood Crescent
, Nottingham NG5 5SU

A LOVELY HOME YOU CAN MAKE YOUR OWN!

No Onward Chain £190,000 Freehold

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NO UPWARD CHAIN

Robert Ellis Estate Agents are delighted to present this well-maintained three bedroom mid-terraced home, situated in a popular residential location close to Arnold and a wide range of local amenities. Offering spacious accommodation throughout, this fantastic property is ideal for first-time buyers, growing families or those looking to downsize whilst remaining close to excellent schools, shops and transport links.

The accommodation begins with a welcoming entrance hallway leading through to a generous lounge diner, providing plenty of space for both relaxing and entertaining. Featuring a charming fireplace and dual aspect windows, this bright and airy room is flooded with natural light and enjoys direct access to the kitchen.

The fitted kitchen offers a range of wall, base and drawer units with integrated double oven, electric hob and ample worktop space. A separate utility room provides additional storage and space for appliances, enhancing the practicality of the home. Completing the ground floor is a spacious conservatory overlooking the rear garden, creating a versatile additional reception room perfect for dining, relaxing or entertaining guests.

To the first floor are three well-proportioned bedrooms, with the principal bedroom overlooking the front of the property and the second benefiting from fitted wardrobes. The accommodation is served by the bathroom with a mains-fed shower over the bath, together with a separate WC for added convenience.

Externally, the property enjoys a block-paved driveway to the front providing off-road parking, whilst the enclosed rear garden has been thoughtfully landscaped with patio seating areas, attractive planted borders and a lawn, creating an ideal outdoor space for families and summer entertaining.

Conveniently positioned close to the City Hospital, local schools, shops, supermarkets and excellent transport links into Nottingham City Centre, this property also offers easy access to nearby parks and leisure facilities, making it an excellent choice for a wide variety of buyers. Viewing is highly recommended to fully appreciate everything this home has to offer.





Entrance Hallway
UPVC double glazed entrance door to the front elevation, tiled flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Utility Room
5'10" x 8'2" approx (1.8 x 2.5 approx)
A range of wall and base units with worksurface over, space and point for a fridge freezer, space and point for a fridge, understairs storage cupboard, tiling to the floor, door leading through to the kitchen.

Kitchen
12'5" x 8'10" approx (3.8 x 2.7 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, electric hob with extractor hood over, integrated double oven, tiled splashbacks, tiling to the floor, UPVC double glazed window to the rear elevation, UPVC double glazed door leading through to the conservatory, door leading through to the lounge diner.

Lounge
12'9" x 25'7" approx (3.9 x 7.8 approx)
UPVC double glazed window to the front and rear elevations, carpeted flooring, wall light points, wall mounted radiator, fireplace, inset seating, ample space for a dining table, door leading through to the entrance hallway.

Conservatory
12'9" x 12'9" approx (3.9 x 3.9 approx)
UPVC double glazed windows surrounding, tiling to the floor, light and power, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing
Carpeted flooring, wall mounted radiator, loft access hatch, storage cupboard, doors leading off to:

Loft
Loft Ladder, Boarded, Light & Power.

Bedroom One
13'1" x 11'9" approx (4.0 x 3.6 approx)
UPVC double glazed window to the front elevation, carpeted flooring, fitted storage over the stairs.

Bedroom Two
12'5" x 11'9" approx (3.8 x 3.6 approx)
UPVC double glazed window to the rear elevation, integrated wardrobe, carpeted flooring.

Bedroom Three
13'1" x 6'2" approx (4.0 x 1.9 approx)
UPVC double glazed window to the front elevation, carpeted flooring, fitted storage over the stairs housing the boiler newly fitted in December 2023 providing central heating to the property.

Bathroom
5'6" x 8'2" approx (1.7 x 2.5 approx)
UPVC double glazed window to the rear elevation, vanity wash hand basin with mixer tap, panelled bath with mains fed power shower over, linoleum flooring, UPVC splashbacks, tiled splashbacks, chrome heated towel rail.

Separate WC
8'2" x 3'3" approx (2.5 x 1.0 approx)
UPVC double glazed window to the rear elevation, WC, linoleum flooring.

Outside

Front of Property
To the front of the property there is a gated driveway providing off the road parking, steps leading to the front entrance door, flowerbeds to the borders, fencing to the boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, steps leading to further patio, artificial lawn and shed, a range of mature plants and shrubs are planted to the borders, fenced and walled boundaries.

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 10mbps Ultrafast 5500mbps
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













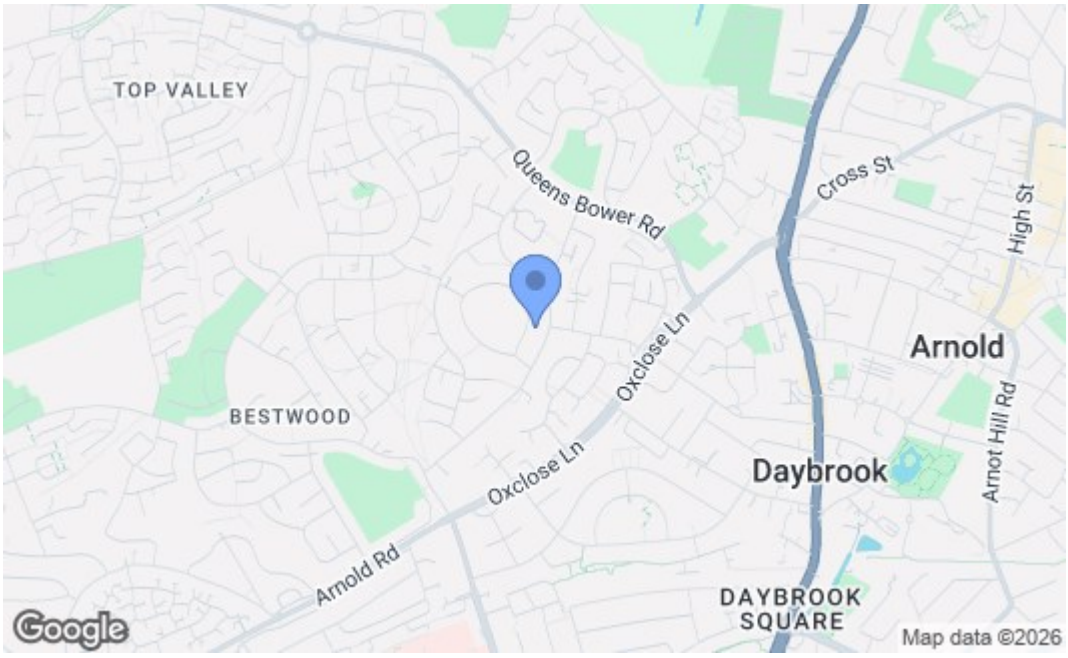

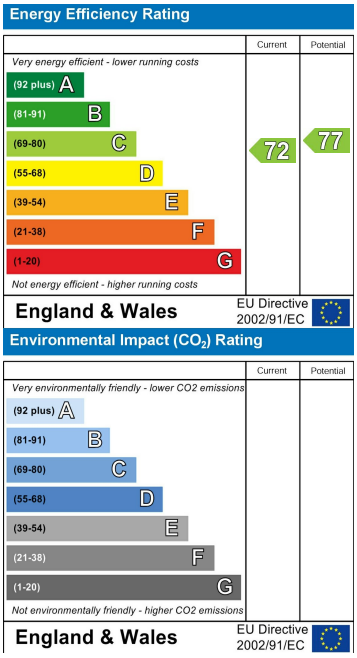

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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