

# Robert Ellis

*look no further...*



St. Bartholomews Road,  
Thorneywood, Nottingham  
NG3 3EE

**£175,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea





\*\* GUIDE PRICE £175,000 - £185,000 \*\*

\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\*

\*\*NO UPWARD CHAIN\*\*

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC TWO BEDROOM, SEMI DETACHED HOME WITH CLOSE PROXIMITY TO TOWN, GREAT BUS LINKS LEADING TO CITY HOSPITAL SITUATED IN THORNEYWOOD, NOTTINGHAM.

Upon entry, you are welcomed by the hall which leads to the lounge and kitchen with breakfast bar and utility space. Off the kitchen is the downstairs bathroom with a three piece suite.

Stairs lead to landing, first double bedroom and second double bedroom.

To the rear is an enclosed rear garden with laid to lawn and patio area. The front garden offers steps up to the property and laid to lawn areas.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this fantastic opportunity- Contact the office on 0115 648 5485 before it is too late!



### Lounge

14'9" x 11'7" approx (4.52m x 3.54m approx)

Double wall mounted radiator, UPVC double glazed window to the front, laminate flooring.

### Kitchen

11'7" x 7'2" approx (3.55m x 2.19m approx)

Fitted wall and base units, Baxi combination boiler, UPVC double glazed window, stainless steel sink with dual heat tap, space for a cooker, breakfast bar, small utility area with space for a washing machine.

### Ground Floor Bathroom

7'10" x 5'7" approx (2.41m x 1.71m approx)

Tiled flooring, partially tiled walls, opaque UPVC double glazed window, bath with dual heat tap and hand held shower, wash hand basin with hot and cold tap, low flush w.c., wall mounted towel radiator.

### First Floor Landing

9'0" x 2'8" approx (2.75m x 0.82m approx)

Carpeted flooring, UPVC double glazed window, doors to:

### Bedroom 1

14'11" x 11'8" approx (4.56m x 3.56m approx)

Carpeted flooring, double wall mounted radiator, UPVC double glazed window to the front.

### Bedroom 2

13'4" x 11'7" approx (4.08m x 3.55m approx)

Carpeted flooring, double wall mounted radiator, UPVC double glazed window to the rear, overstairs storage cupboard (0.69m x 0.46m).

### Outside

To the front of the property there is a garden with steps leading to the property, hedges to the edge alongside fencing and laid to lawn areas.

At the rear there is an enclosed garden with fencing and hedging to the side, laid to lawn with a pathway to the middle of the property.

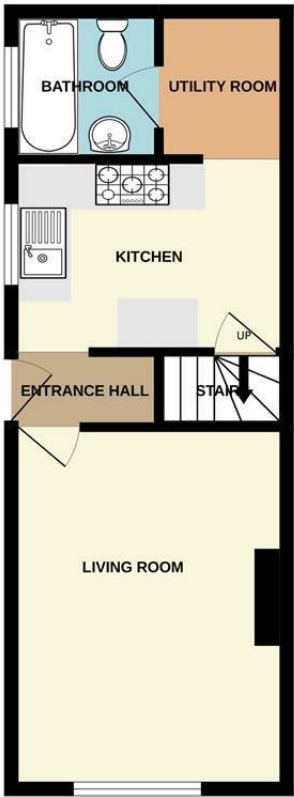
### Council Tax Band:-

A, Nottingham City

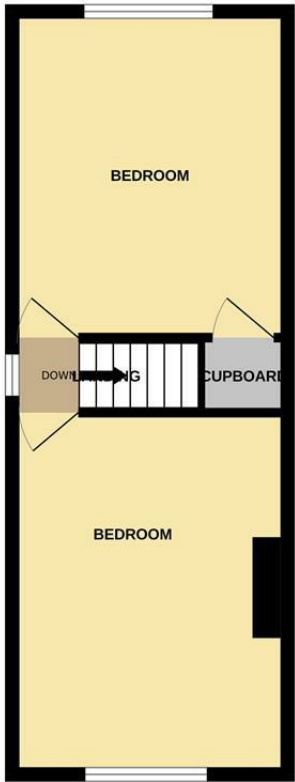




GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

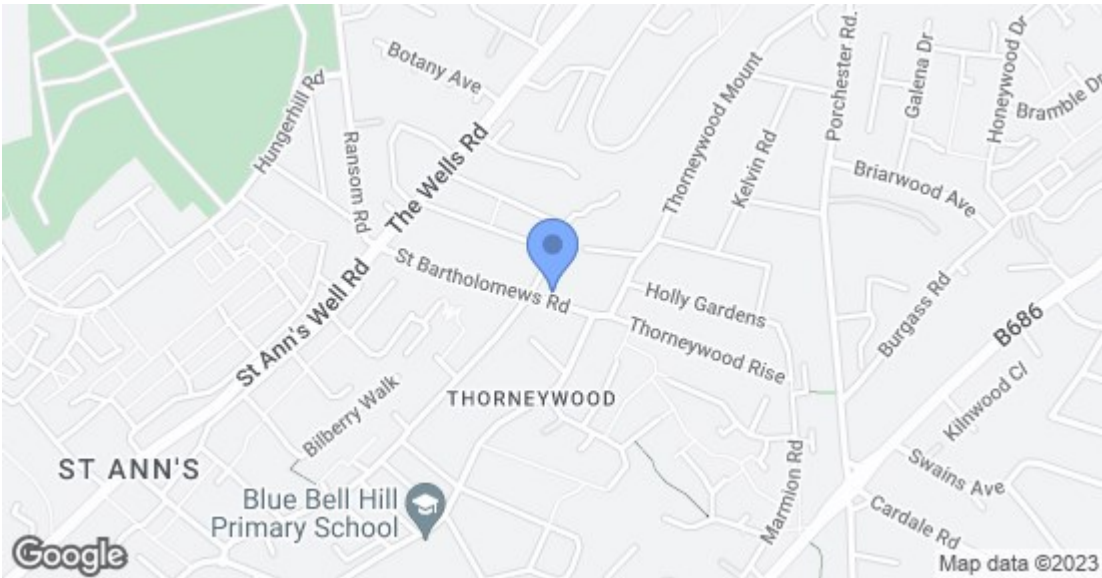


1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		

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