Robert Ellis

look no further...







Morley Avenue,
Mapperley, Nottingham
NG3 5FW

£220,000 Freehold

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A MODERN TWO BEDROOM SEMI-DETACHED HOME SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION.

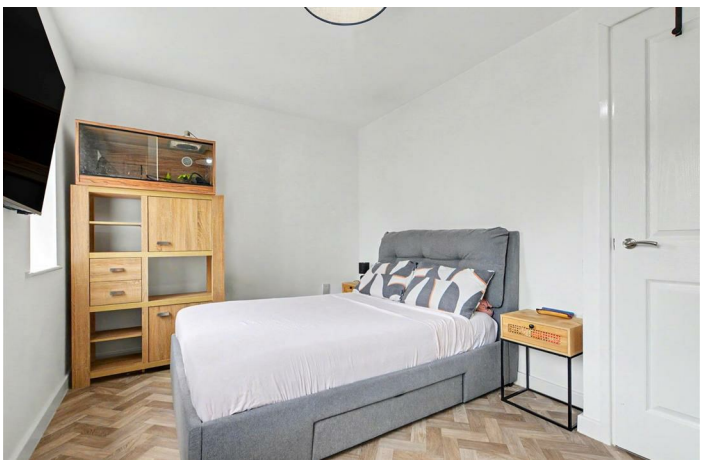
Robert Ellis are pleased to bring to the market this well-presented modern End terrace home positioned on Morley Avenue, Nottingham. The property offers bright and contemporary accommodation throughout and would be ideally suited to a range of buyers including first time buyers, professionals and downsizers.

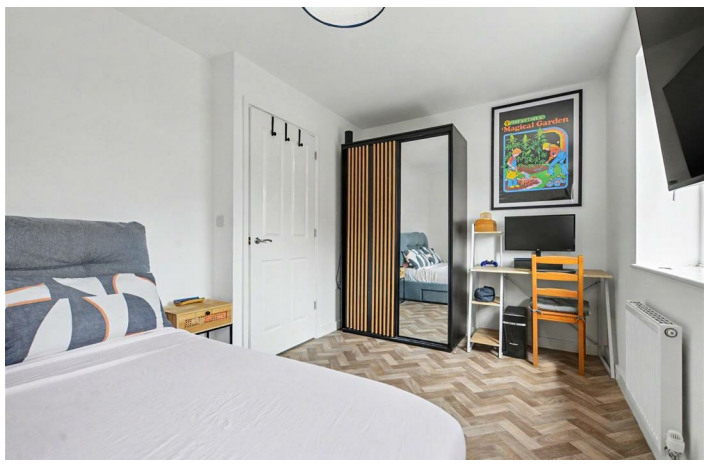
The accommodation is arranged over two floors and benefits from a welcoming entrance hallway, a modern living space, fitted kitchen area, ground floor W/C, two bedrooms and a contemporary bathroom suite. The property has been maintained and presented to a good standard throughout, with modern décor, stylish flooring and a bright, clean finish which allows any purchaser to move straight in and enjoy.

Externally, the property benefits from off-road parking to the front, together with garden space, giving the home a practical outside area while remaining easy to maintain.

Morley Avenue is well placed for a range of local shops, Ofsted rated Good schools and transport links, with nearby access to Mapperley, Woodborough Road and Nottingham city centre. Woodthorpe Park is also just a short walk away, offering attractive green space, recreational facilities and pleasant walks. The location is popular with those looking for convenience, access to amenities and a modern home in a well-connected residential setting.

An internal viewing comes highly recommended to fully appreciate the accommodation and location on offer.





Front of Property
To the front of the property there is a driveway providing ample off the road vehicle hardstanding, low maintenance garden area with walled and fenced boundaries, secure gated access to the enclosed rear garden, electrical car charging point, storm porch with main entrance door.

Entrance Hallway
5'6" x 3'11" approx (1.7 x 1.2 approx)
Modern composite entrance door with full height double glazed window to the side, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, doorway leading through to the fitted kitchen.

Fitted Kitchen
13'5" x 11'5" approx (4.1 x 3.5 approx)
A range of contemporary matching wall and base units incorporating laminate worksurfaces above, 1.5 bowl stainless steel sink with swan neck mixer tap over, integrated oven with four ring gas hob, stainless steel splashback and stainless steel extractor hood above, UPVC double glazed picture window to the front elevation, space and point for a fridge freezer, space and plumbing for a dishwasher, wall mounted radiator, linoleum floor covering, wall mounted gas central heating combination boiler housed within a matching cabinet, laminate splashbacks, recessed spotlights to the ceiling, doorways leading off to:

Ground Floor WC
4'7" x 3'3" approx (1.4 x 1 approx)
Low level flush WC, pedestal wash hand basin with tiled splashback, wall mounted radiator, linoleum floor covering, ceiling light point, extractor fan.

Living Room
14'5" x 10'5" approx (4.4 x 3.2 approx)
UPVC double glazed French doors leading to the enclosed rear garden, UPVC double glazed window to the rear elevation, herringbone style linoleum floor covering, ceiling light point, wall mounted radiator, ample space for both dining and living, understairs storage providing useful additional study area as well as storage space.

First Floor Landing
Loft access hatch, ceiling light point, wall mounted radiator, herringbone style linoleum floor covering, panelled doors leading off to:

Family Bathroom
8'2" x 5'2" approx (2.49m x 1.57m approx)
Modern three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, feature tiled splashbacks, tiling to the walls, tiling to the floor, heated towel rail, recessed spotlights to the ceiling, extractor fan, shaver point.

Bedroom One
14'5" x 8'10" approx (4.4 x 2.7 approx)
Two UPVC double glazed windows to the rear elevation, ceiling light point, herringbone style linoleum floor covering, wall mounted radiator.

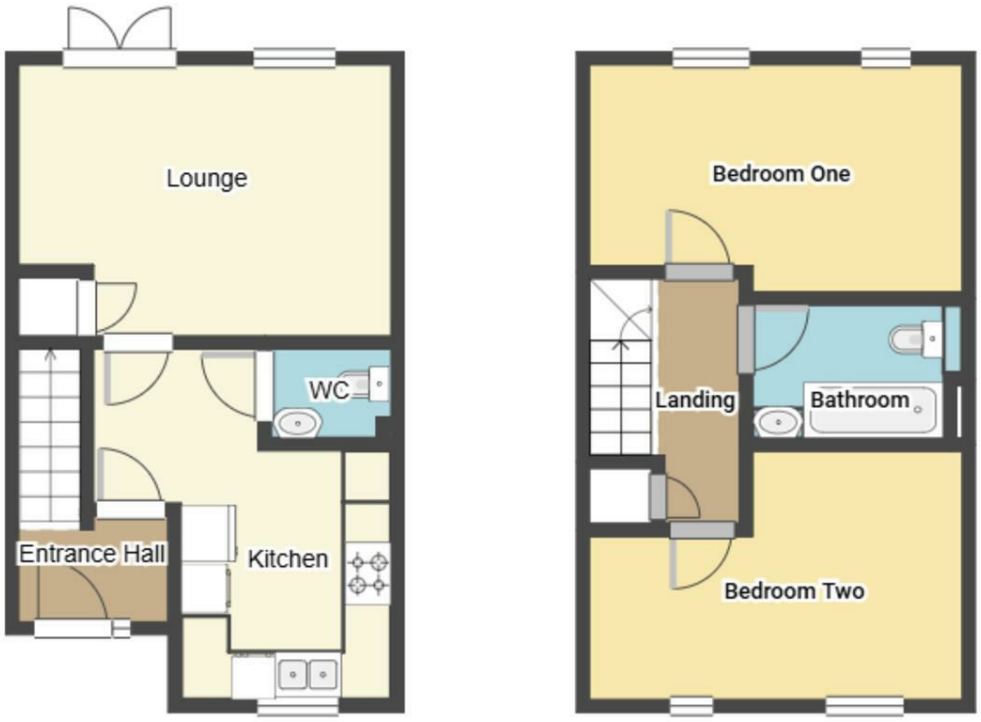
Bedroom Two
14'5" x 9'6" approx (4.4 x 2.9 approx)
Two UPVC double glazed windows to the front elevation, ceiling light point, herringbone style linoleum floor covering, wall mounted radiator.

Rear of Property
To the rear of the property there is a landscaped garden being laid mainly to lawn with large paved patio area, external lighting, outdoor water tap, secure gated access to the front elevation.

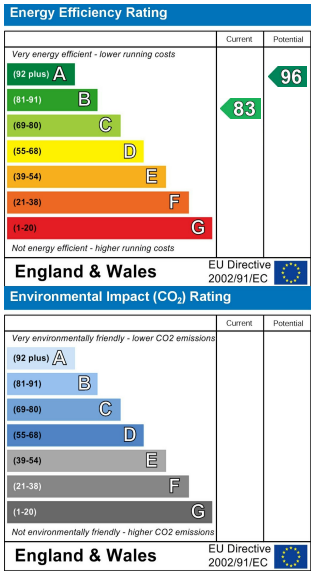
Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 8mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No











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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