Robert Ellis

look no further. . .







Lindisfarne Gardens
Nottingham NG5 9NU

A TWO BEDROOM MID TERRACE HOME
FOR SALE !

Guide Price £150,000 Freehold

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** GUIDE PRICE £150,000 - £160,000 ** IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Robert Ellis Estate Agents are pleased to present this well-maintained two-bedroom mid-terrace home located in the heart of Top Valley, Nottingham.

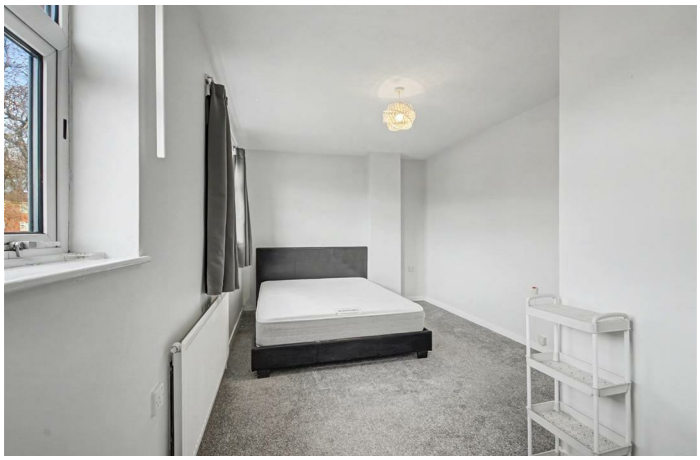
The property sits just a short distance from local shops, schools, and excellent transport links providing easy access to Arnold, Mapperley, Nottingham City Centre, and surrounding areas. Nearby schools include Park Vale Academy and Rise Park Primary & Nursery School, making this an excellent choice for a range of buyers.

Upon entering, you are welcomed into a spacious hallway with a useful understairs storage cupboard. From here, you can access the front lounge and the dining kitchen at the rear. Upstairs, the landing leads to two generous bedrooms and a family bathroom.

The property benefits from a garden to the front and a private, enclosed garden at the rear.

Early viewing is strongly recommended to appreciate the space and location on offer.





Entrance Hall
Front entrance door, radiator, laminate flooring, two storage cupboards, stairs to the first floor and doors to:

Lounge
12'8 x 11'7 approx (3.86m x 3.53m approx)
Double glazed window to the front, radiator and laminate flooring.

Kitchen Diner
8'5 x 17'2 approx (2.57m x 5.23m approx)
Mix of vinyl and laminate flooring, storage cupboard, radiator, range of wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, double glazed window to the rear, spaces for a cooker and fridge freezer, plumbing for a washing machine and double glazed sliding doors to the rear.

First Floor Landing
Carpeted flooring, loft access hatch, two storage cupboards, radiator and doors to:

Bedroom 1
9'1 x 17'2 approx (2.77m x 5.23m approx)
Two double glazed windows to the front, radiator, carpeted flooring.

Bedroom 2
13'3 x 11'1 approx (4.04m x 3.38m approx)
Double glazed window to the rear, carpeted flooring, radiator.

Bathroom
5'7 x 5'1 approx (1.70m x 1.55m approx)
Double glazed window to the rear, aqua boarding to the walls, bath with mixer tap shower attachment, wash hand basin, radiator and vinyl flooring.

Separate w.c.
2'7 x 5'1 approx (0.79m x 1.55m approx)
Double glazed window to the rear, vinyl flooring, low flush w.c. and aqua boarding to the walls.

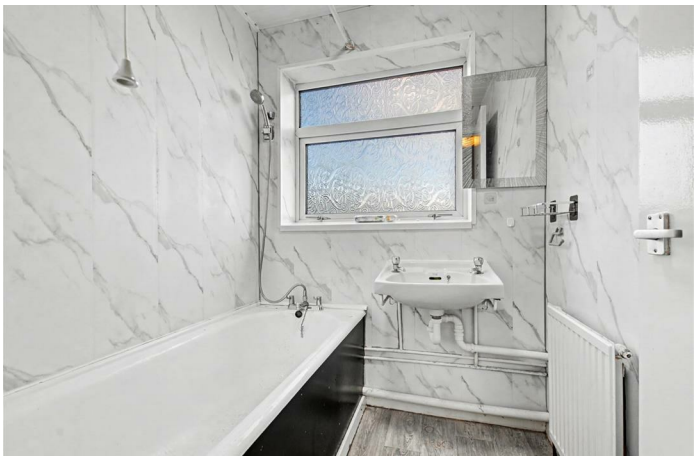
Outside
There is on road parking to the front.

The rear garden has a patio area with steps leading down to a gate, outside store and lawned garden, fencing and walls to the boundaries.

Council Tax
Nottingham Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 209mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

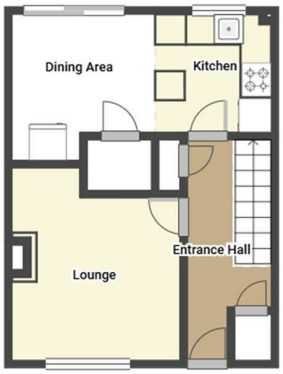




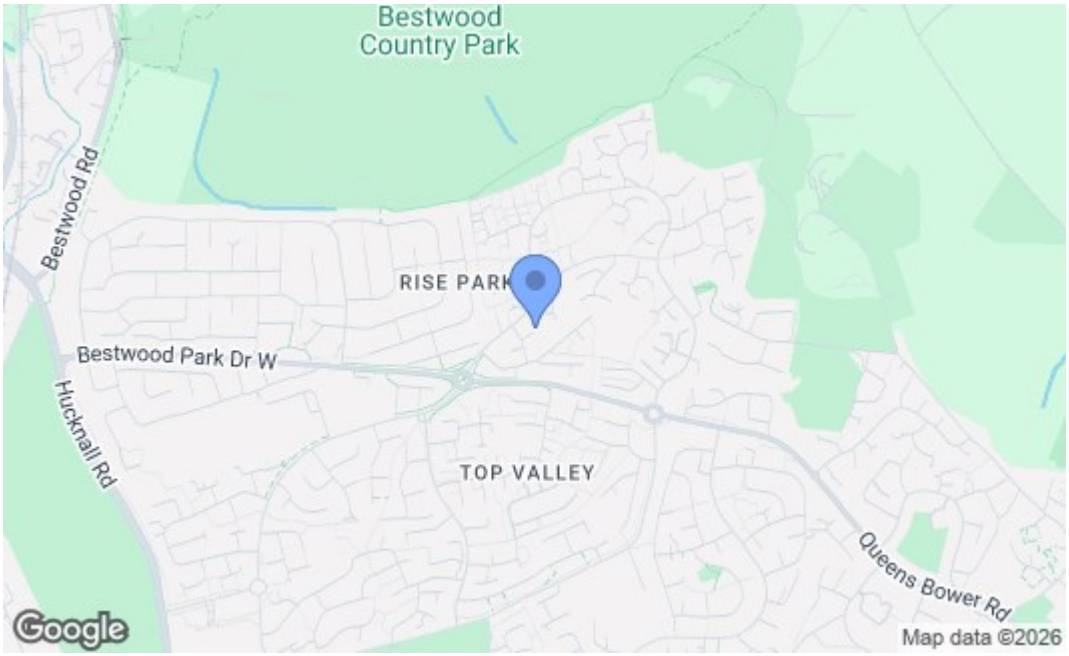


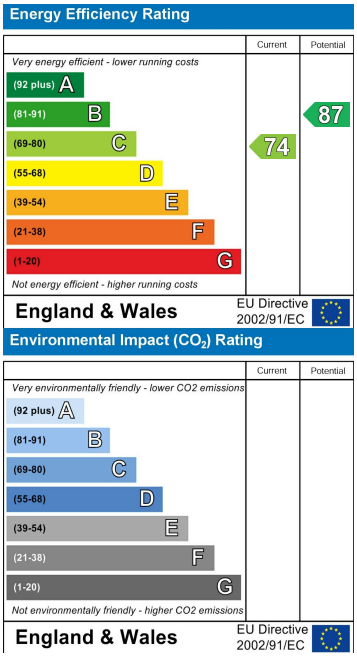












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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