



**Desford Close  
Nottingham NG5 1PA**

TWO BEDROOM END TERRACED HOME,  
SITUATED WITHIN A QUIET CUL-DE-SAC  
LOCATION

**Asking Price £175,000 Freehold**



Robert Ellis are pleased to bring to the market this two bedroom end terraced home situated in a quiet cul-de-sac location within NG5.

The property offers well proportioned accommodation throughout and would make an ideal first time buy, investment purchase or home for those looking to put their own stamp on a property. To the ground floor there is an entrance lobby, spacious bay fronted living room with feature multi-fuel burner and a dining kitchen fitted with a range of wall and base units, integrated double oven, gas hob, pantry storage and space for further appliances.

To the first floor there are two bedrooms, with bedroom one benefiting from fitted mirrored wardrobes and access to an en-suite shower room, together with a family bathroom fitted with a three piece suite.

Outside, the property sits within a cul-de-sac position with a driveway to the front providing ample off road parking, a lawned front garden, secure gated access to the rear and an enclosed rear garden with patio area and detached brick built garage.

The property is offered to the market with gas central heating, UPVC double glazing, mains services and council tax band A. VIEWING RECOMMENDED, SELLING WITH NO UPWARD CHAIN.



### Entrance Lobby

UPVC double glazed door to the side elevation, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, electrical consumer unit, panelled door leading through to the living room.

### Living Room

14'2" x 13'09" approx (4.32m x 4.19m approx)  
UPVC double glazed bay window to the front elevation, ceiling light point, multi-fuel burner with slate hearth and tiled surround, shelving to chimney recess, panelled door leading through to the dining kitchen.

### Dining Kitchen

8'4" x 17'05" approx (2.54m x 5.31m approx)  
A range of matching wall and base units with worksurfaces over incorporating a laminate worksurfaces over, stainless steel sink with mixer tap over, tiled splashbacks, integrated double oven with four ring gas hob over and extractor hood above, pantry providing further additional storage space, space and plumbing for an automatic washing machine, space and point for a tumble dryer, space and point for fridge and freezer, wall mounted radiator, space for a dining table, UPVC double glazed windows to the rear elevation, UPVC double glazed door giving access to the rear garden, ceiling light point, wall mounted Worcester Bosch gas central heating combination boiler housed within a matching cabinet, linoleum floor covering.

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

### Family Bathroom

6'10" x 7'10" approx (2.08m x 2.39m approx)  
Three piece suite comprising P-Shaped panelled bath with mains fed shower above, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, wall mounted radiator, aqua panel splashbacks, linoleum floor covering, ceiling light point.

### Bedroom One

9'08" x 13'3" approx (2.95m x 4.04m approx)  
UPVC double glazed window to the front elevation, wall

mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, carpeted flooring, door leading through to the en-suite shower room.

### En-Suite Shower Room

2'11" x 6'05" approx (0.89m x 1.96m approx)  
UPVC double glazed window to the side elevation, walk-in shower enclosure, chrome heated towel rail, tiling to the walls, linoleum floor covering, ceiling light point.

### Bedroom Two

10' x 9'01" approx (3.05m x 2.77m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, carpeted flooring.

### Outside

The property sits within a quiet cul-de-sac with a driveway to the front elevation providing ample off the road vehicle hardstanding, garden laid to lawn with fencing to the boundaries and secure gated access to the rear.

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries incorporating a further patio area and freestanding brick built garage.

### Garage

Up and over door 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 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

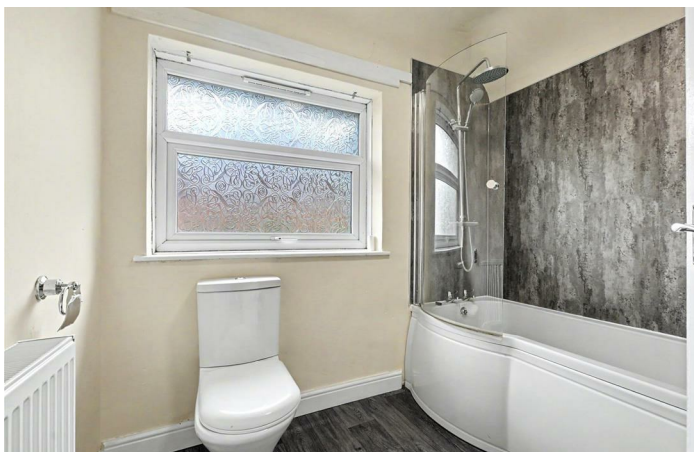
Flood Risk: No flooding in the past 5 years

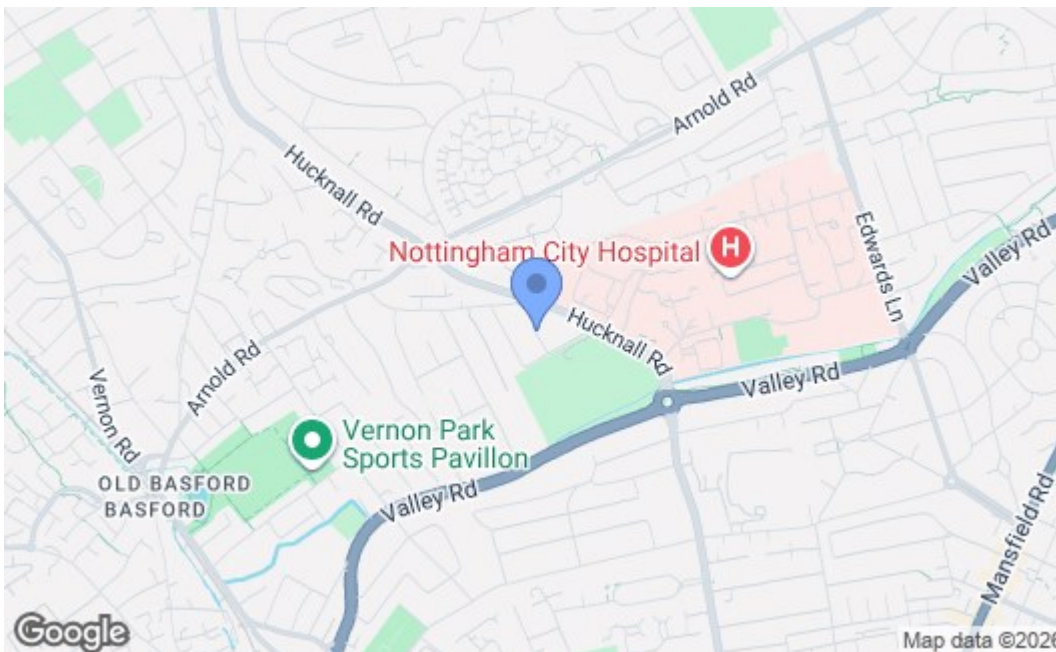
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.