

Robert Ellis

look no further...



Ambleside Road,
Aspley, Nottingham
NG8 5QW

£150,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



A three bedroom mid terrace house situated within a popular residential location within close proximity to a variety of amenities including shops, services, and schools. There is also the benefit of good bus links in and around the city with easy access to Nottingham City Centre, hospitals, and Nottingham University.

This would be an ideal opportunity for any first time buyer looking to get onto the property ladder or any investors looking to add to their portfolio.

The property comprises: Entrance space, living room and kitchen/diner to the ground floor. Rising to the first floor are three bedrooms and a bathroom. The property benefits from a paved driveway to the front and to the rear is primarily lawned garden with a paved seating area and a shed to the far end.

The property is currently rented and generates a healthy rental yield.

This home is unlikely to hang around, so call no to arrange your viewing!



Entrance Space

Double glazed door through to entrance space.

Living Room

14'5" x 11'0" (4.396 x 3.363)

With laminate flooring, radiator, electric fireplace and double glazed window to the front aspect.

Kitchen/Diner

17'5" x 8'5" (5.321 x 2.566)

With wall, base and drawer units with inset sink and drainer, integrated electric oven, and hob. Space and fittings for freestanding appliances to include fridge/freezer and washing machine. Two double glazed windows and door to the rear garden. Access to the pantry cupboard.

First Floor Landing

With access to the loft hatch and storage cupboard.

Bedroom One

9'9" x 9'7" (2.997 x 2.943)

With laminate flooring, radiator and double glazed window to the front aspect.

Bedroom Two

9'3" x 9'10" (2.832 x 3.021)

With laminate flooring, radiator and double glazed window to the rear aspect. Access to storage cupboard housing the boiler.

Bedroom Three

7'10" x 6'9" (2.403 x 2.072)

With laminate flooring, radiator and double glazed window to the rear aspect.

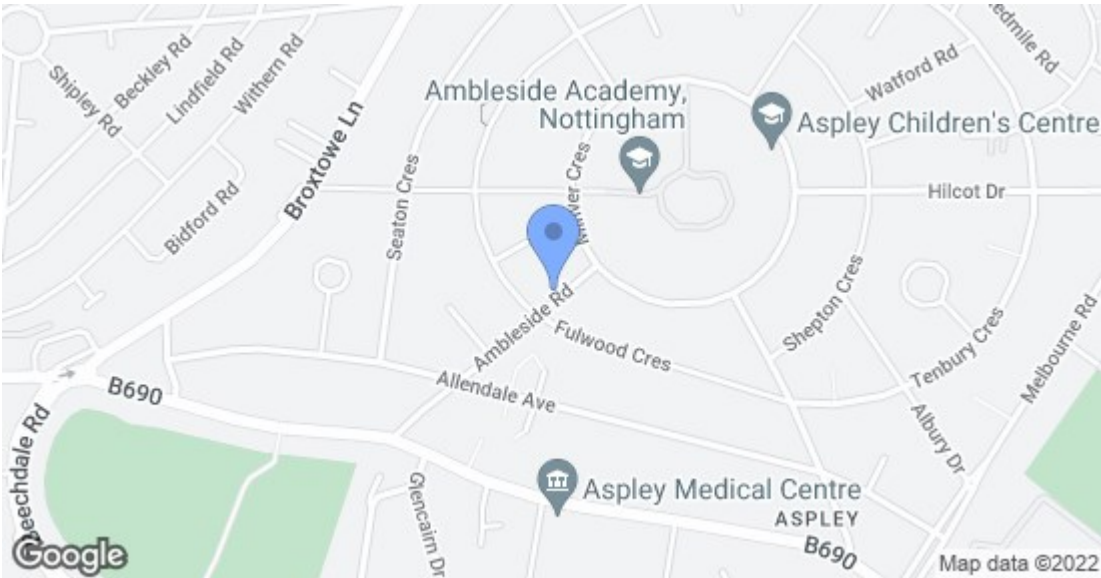
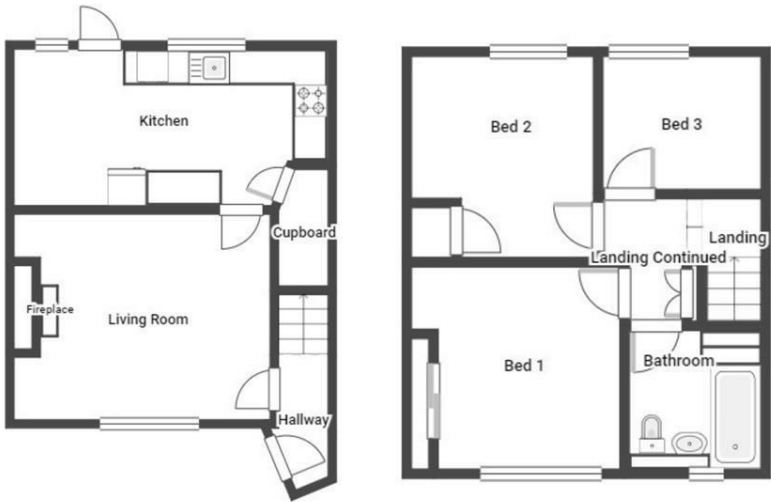
Bathroom

Incorporating a three piece suite comprising bath with shower over and glass shower screen, low flush WC, and pedestal wash hand basin.

Outside

A paved driveway to the front and to the rear is a primarily lawned garden with a paved seating area and a shed to the far end.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.