

Felstead Road,  
Aspley, Nottingham  
NG8 3HF

**£190,000 Freehold**



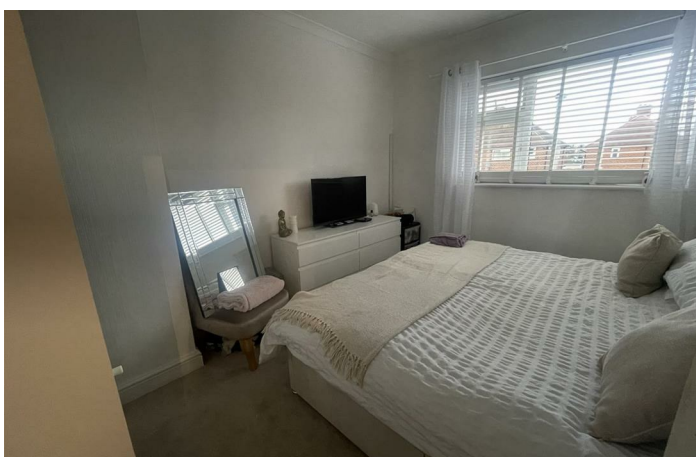
A three bedroom mid-terraced house conveniently located for access to a wide range of local amenities. This property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young families and investors look to add to their portfolio.

Located just a short distance from a range of shops and amenities including parks and schools, the property also provides easy access to bus and tram links in and around the city.

In brief, the internal accommodation comprises: Entrance space, living room and kitchen/diner to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

The property benefits from a block paved driveway to the front and to the rear is a private and enclosed garden with an Astroturf lawn and fenced boundaries.

An early viewing comes highly recommended.



### Entrance Hallway

A double glazed door leads through to the entrance space.

### Living Room

12'9" x 12'0" (3.911 x 3.664)

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

### Kitchen/Diner

16'3" x 9'10" (4.974 x 3.013)

With a range of wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated electric oven and hob. Space and fittings for freestanding fridge/freezer. Wall mounted boiler and access to the pantry cupboard.

### First Floor Landing

With access to the loft hatch.

### Bedroom One

9'4" x 12'1" (2.852 x 3.706)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

10'1" x 10'0" (3.080 x 3.07)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'6" x 8'6" (1.995 x 2.608)

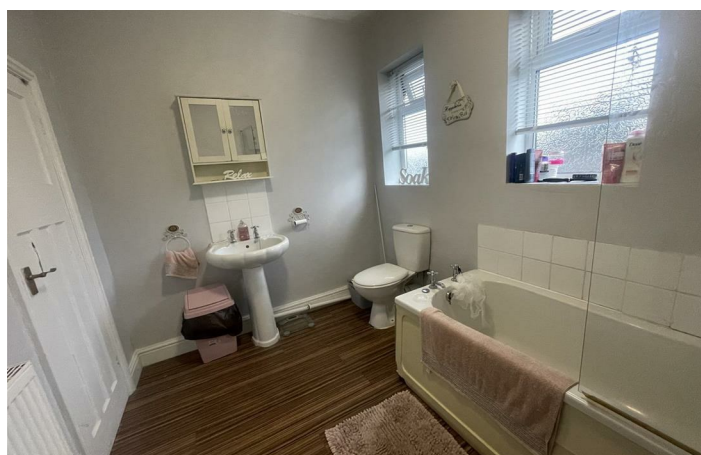
Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three piece suite comprising bath, with electric power shower over, wash hand basin and WC.

### Outside

To the front the property benefits from a block paved driveway and to the rear is a private and enclosed garden with an Astroturf lawn and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.