

Robert Ellis

look no further...



Wollaton Vale,
Nottingham,
NG8 2GS

Offers Over £150,000

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A well-proportioned, one-double bedroom maisonette with a garage.

Situated in this sought-after and well established residential location, within easy reach of a variety of local shops and amenities including transport links, Queens Medical Centre, and the The University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and retired couples.

In brief the internal accommodation comprises: entrance hall with stairs up to the maisonette, where you will find a large lounge diner, kitchen, double bedroom, bathroom and a generous storage cupboard.

To the front of the property you will find communal lawned gardens, and to the rear there are further lawned communal gardens, space for parking and a garage.

Having been upgraded by the current vendor and offered to the market with the benefit of chain free vacant possession, an early internal viewing comes highly recommended.



Entrance Hall

UPVC double glazed entrance door, stairs to the maisonette, and door to the inner hallway.

Inner Hallway

With a radiator, large storage cupboard housing the 'Glow Worm' boiler and UPVC double glazed window to the rear and doors to the bathroom, bedroom, and lounge diner.

Lounge Diner

18'7" x 11'4" (5.68m x 3.46m)

A carpeted reception room, with UPVC double glazed bay window to the front, radiator, electric fire with Adam style mantle and door to the kitchen.

Kitchen

12'10" x 6'9" (3.93m x 2.08m)

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven, with gas hob and air filter over, plumbing for a washing machine, space for a fridge freezer, laminate flooring, tiled splashback, radiator, spot lights to ceiling, and UPVC double glazed window to the rear.

Bedroom

12'0" x 9'10" (3.66m x 3m)

A carpeted double bedroom with UPVC double glazed window to the front, fitted wardrobes and drawers and a radiator.

Bathroom

7'8" x 7'4" (2.36m x 2.24m)

Incorporating a three piece suite comprising: shower, wash hand basin inset to vanity unit, low level WC, tiled walls, radiator, airing cupboard housing the hot water cylinder, electric shaver point and UPVC double glazed window to the rear.

Outside

To the front of the property you will find communal lawned gardens, and to the rear there are further lawned communal gardens, space for parking and a garage.

Garage

16'11" x 8'9" (5.18m x 2.68m)

With an up and over garage door to the front.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

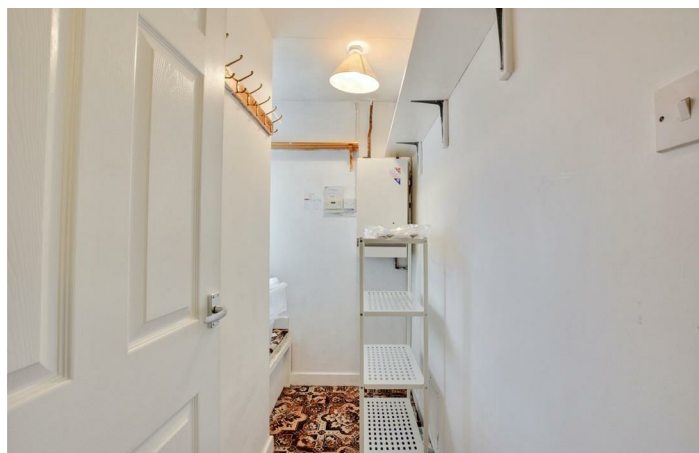
Planning Permissions/Building Regulations: None

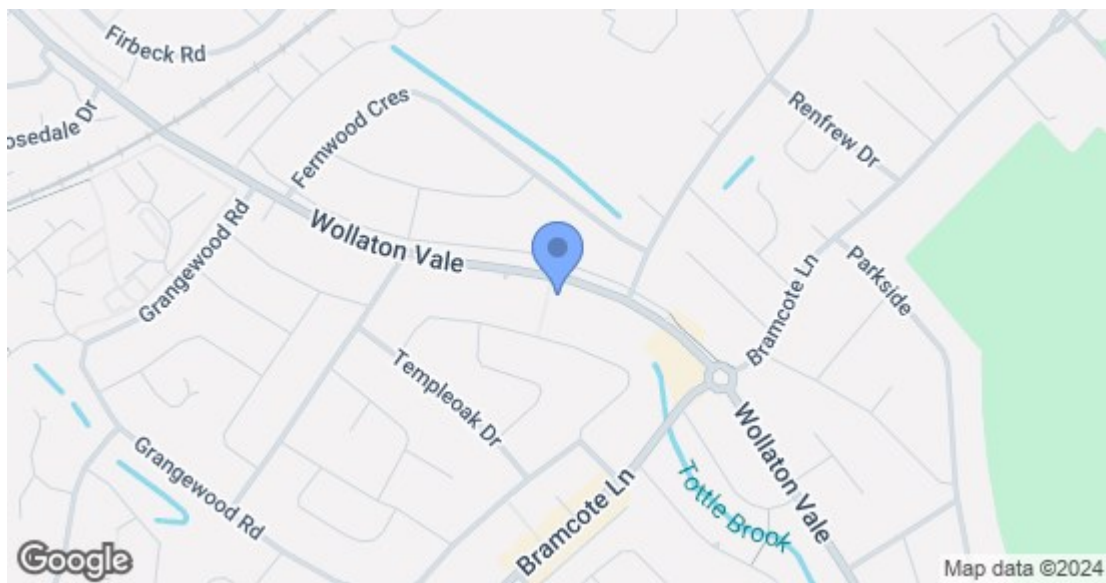
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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		

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