

Elstree Drive,  
Aspley, Nottingham  
NG8 3HQ

**£215,000 Freehold**



An extended three bedroom, semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities, including schools, transport links and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, dining room and kitchen breakfast room to the ground floor, rising to the first floor you will find two good sized double bedrooms, a further single bedroom and a bathroom.

To the front of the property you will find gated access to a lawned garden and concrete driveway with gated side access leading to the generous and enclosed rear garden which includes a patio overlooking the lawn beyond, storage shed and fence boundaries.

Offered to the market with the benefit of UPVC double glazed windows and gas central heating throughout, along with a light and airy versatile living space and chain free vacant possession, this property must be viewed in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the side, radiator, stairs leading to the first floor and doors leading into the dining room and lounge.

### Lounge

13'0" x 11'3" (3.98m x 3.44m )

UPVC double glazed bay window to the front and carpet flooring.

### Dining Room

17'3" x 7'10" (5.27m x 2.41m)

UPVC double glazed window to the side, carpet flooring, radiator, built in cupboard housing the combination boiler and French doors and opening archway leading to the kitchen/breakfast room.

### Kitchen / Breakfast Room

16'9" x 8'0" (5.12m x 2.44m)

Fitted with a range of wall, base and drawer units, work surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, space and plumbing for a washing, useful appliance space, tiled splashback, two UPVC double glazed windows to the rear and UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed windows to the side, loft hatch and doors leading into the bedrooms and bathroom.

### Bedroom One

11'0" x 10'8" (3.37m x 3.26m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Bedroom Two

11'1" x 10'5" (3.38m x 3.19m)

UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Three

9'4" x 5'11" (2.85m x 1.81m)

UPVC double glazed to the front, carpet flooring and radiator.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splash back and UPVC double glazed window to the rear.

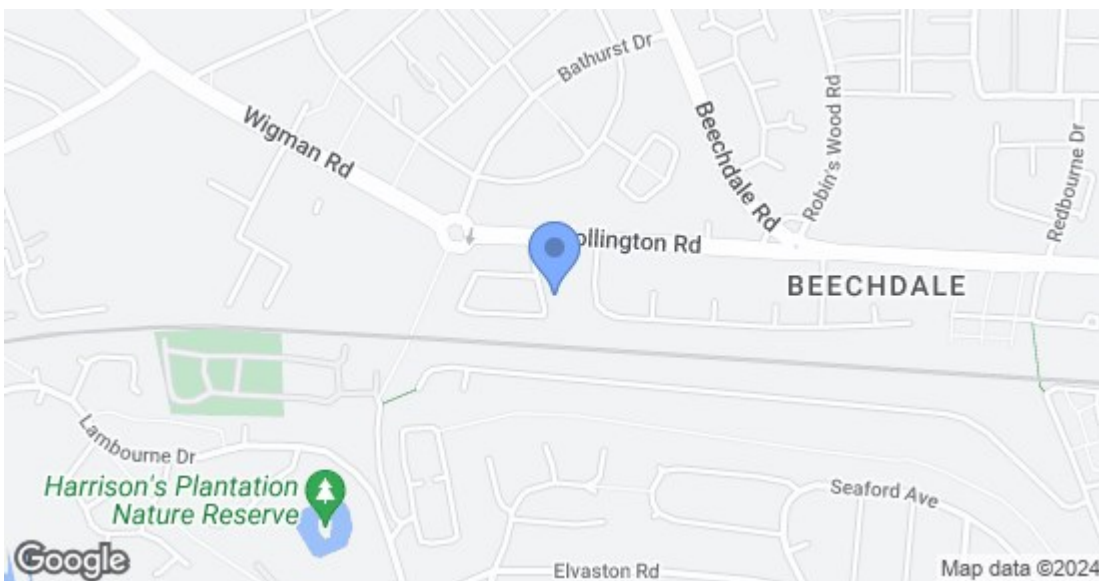
### Outside

To the front of the property you will find gated access to a lawned garden and concrete driveway with gated side access leading to the generous and enclosed rear garden which includes a patio overlooking the lawn beyond, storage shed and fence boundaries.

### Council Tax Band

Nottingham City Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.