Robert Ellis

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44 Camborne Drive

Aspley, Nottingham NG8 5LJ

£175,000 Freehold

A three-bedroom, end-terrace house offering ample potential and no upward chain.

Situated in this popular and convenient residential, readily accessible for a range of local shops and amenities including: schools, Queens Medical Centre, City Hospital and excellent transport links such as the A52 and M1 for journeys further afield, this property is considered an ideal opportunity for first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen, wet room and rear hallway to the ground floor, rising the first floor you will find three good sized bedrooms.

To the front of the property you will find mature shrubs, a driveway and side access leading to the good sized mature garden.

This property offers great potential for the incoming purchaser to upgrade and renovate to suit their own personal needs and requirements.

Entrance Hall
Composite entrance door, stairs to the first floor and door leading into the lounge.

Lounge
14'11" x 11'11" (4.56m x 3.64m)
A carpeted reception room with UPVC double glazed window to the front, radiator and a gas fire with tiled surround and door to the kitchen.

Kitchen
12'0" x 8'9" (3.66 x 2.68)
Fitted with range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, plumbing for a washing machine, space for a fridge freezer, tiled splashbacks, UPVC double glazed window to the rear, wall mounted 'Glow-Worm' combination boiler, useful under stair storage space and doors to the rear hallway and wet room.

Wet Room
Incorporating a three piece suite comprising: shower, pedestal wash hand basin, low level WC, tiled walls, and extractor fan.

Rear Hallway
UPVC door to the rear.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors leading to three bedrooms.

Bedroom One
18'3" x 9'8" (5.57 x 2.97)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
11'1" x 8'10" (3.38 x 2.71)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
9'0" x 8'0" (2.76 x 2.46)
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Outside
To the front of the property you will find mature shrubs, a driveway and side access leading to the good sized mature garden.

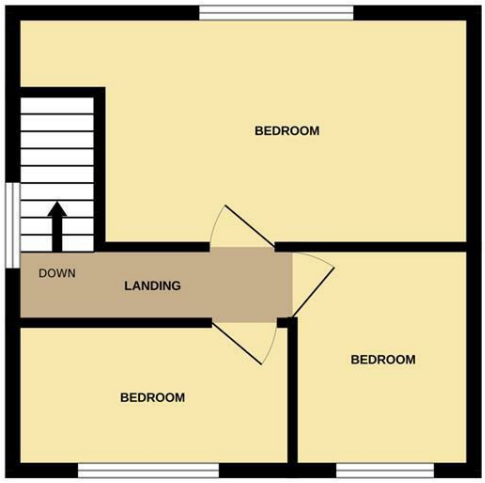
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

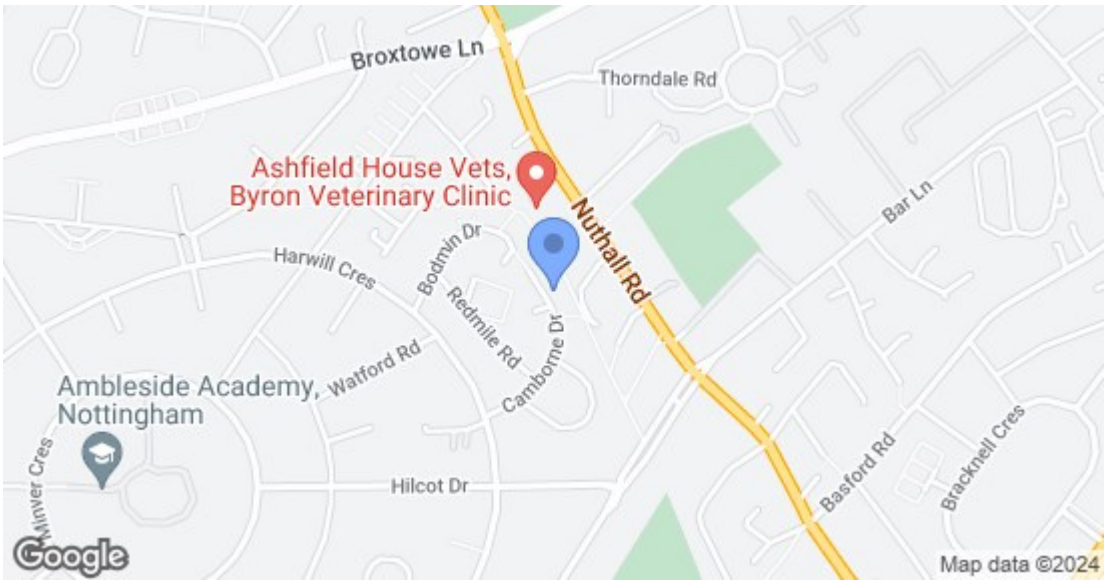
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

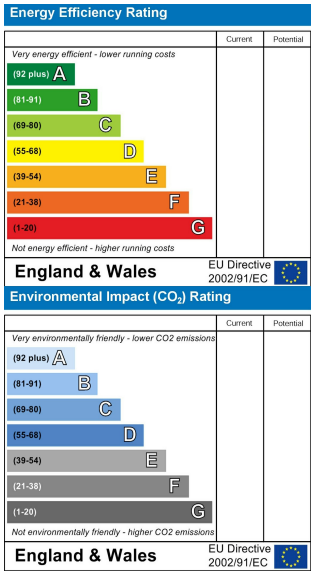
Robert Ellis
ESTATE AGENTS

GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.







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