Robert Ellis

*look no further. . .*

Eltham Drive
Aspley, Nottingham NG8 6BQ

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

**£165,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME SINCE 1988 THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room and kitchen diner. The first floor landing then provides access to three bedrooms and a shower room.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, front and rear gardens, cavity wall insulation (2001), replacement boiler (2007), upgraded fascias (2007), replacement windows and doors (2008), new roof (2009), alarm system (2013), refurbished kitchen (2014) and property coated insulation (2016).

The property is situated within this popular and well established residential location within easy reach of excellent nearby transport links including a local bus service, tram network and motorway. There is also easy access to a good array of schooling for all ages and access to an array of national and independent retailers within the nearby town centres.

We believe that the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.

ENTRANCE HALL
3'10" x 3'2" (1.19 x 0.98)
uPVC panel and double glazed side entrance door, alarm control panel, staircase rising to the first floor and meter box.

LOUNGE
14'8" x 10'11" (4.48 x 3.34)
Double glazed window to the front (with fitted roller blind), radiator, ceiling fan, Adam-style fire surround and door to kitchen.

KITCHEN DINER
17'10" x 8'8" (5.45 x 2.65)
Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating counter-level four ring hob with Zanussi extractor fan over, Belfast sink unit with central swan-neck mixer tap, inset to the worktop draining board, fitted eye level Zanussi oven and top grille, plumbing for washing machine, ample space for dining table and chairs, space for full height fridge/freezer, radiator, three double glazed windows to the rear (each with fitted roller blinds), uPVC panel and double glazed exit door to garden, useful understairs pantry cupboard with shelving and lighting.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), doors to all bedrooms and shower room, loft access point to an insulated and lit loft space via a drop down light cable.

BEDROOM ONE
11'0" x 9'8" (3.36 x 2.95)
Double glazed window to the front, and radiator.

BEDROOM TWO
9'11" x 9'8" (3.03 x 2.95)
Double glazed window to the rear overlooking the rear garden, radiator and boiler cupboard housing the gas fired central heating boiler with water tank beneath.

BEDROOM THREE
7'11" x 6'10" (2.43 x 2.09)
Double glazed window to the rear overlooking the rear garden, and radiator.

SHOWER ROOM
6'6" x 6'5" (2.00 x 1.96)
White three piece suite comprising tiled shower cubicle with Mira Sport electric shower and glass shower screen and door, wash hand basin with waterfall style mixer tap, and push flush WC. Fully tiled walls and floor, double glazed window to the front and ladder towel radiator.

OUTSIDE
To the front of the property there is a lowered kerb frontage leading to a driveway providing off-street parking. This then leads down the left hand side of the property via pedestrian gate into the rear garden. The front also consists of a lawn section and planted central circuit of rockery with flowerbeds and hedgerow to the boundary line.

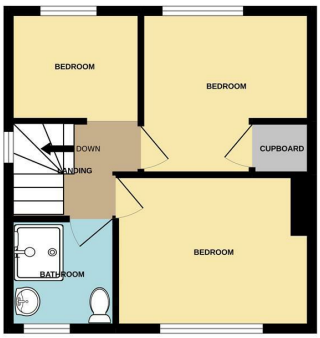
REAR GARDEN
A good proportion split into two tiers with the lower tier being predominantly paved making and ideal seating/entertaining space with gated pedestrian access leading back around to the front and the driveway whilst stepped access then leads to the main part of the garden which is predominantly lawned with hedgerows to the boundary line, planted array of bushes and shrubbery and a timber storage shed towards the foot of the plot.

DIRECTIONAL NOTE
From Strelley Road, continue past the Asda filling station and parade of shops, over the mini roundabout. Take an eventual left hand turn onto Eltham Drive and the property can be found on the right hand side identified by our For Sale board.

Ref: 7688

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.




TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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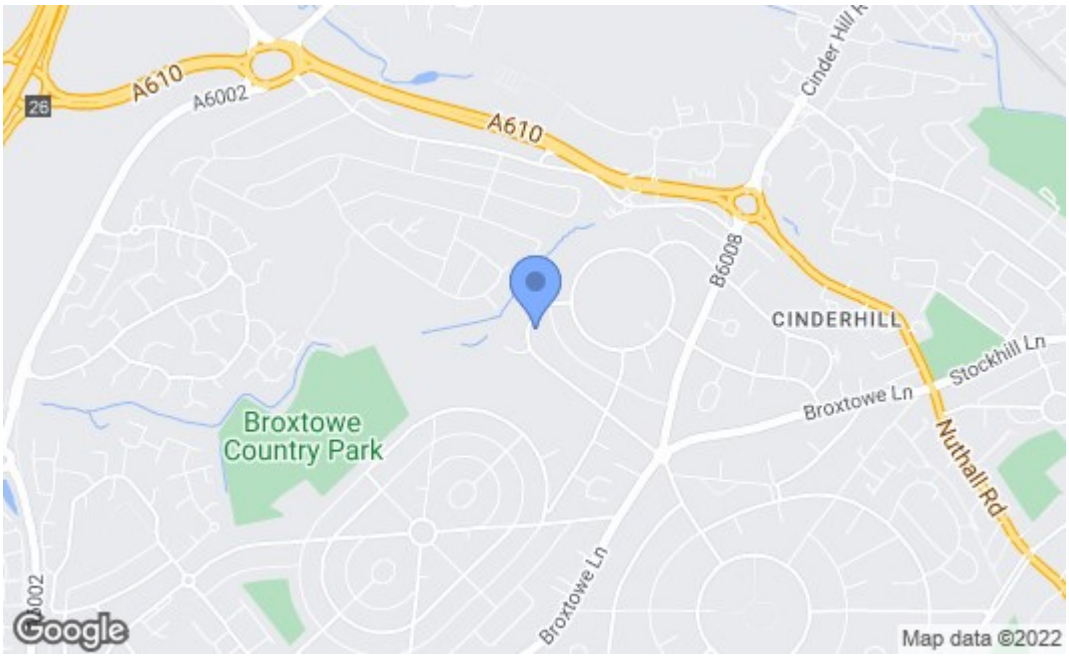


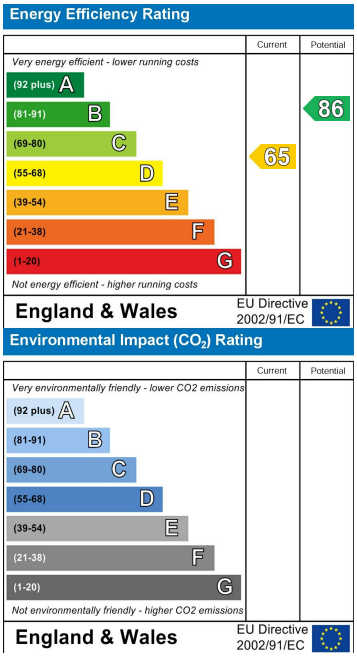


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