Robert Ellis

look no further. . .

Walesby Crescent
Aspley, Nottingham NG8 3NJ

A RENOVATED, TWO BEDROOM, SIDEWAYS ON DETACHED BUNGALOW, OFFERED FOR SALE WITH NO UPWARD CHAIN

£215,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, A RENOVATED, TWO BEDROOM, SIDEWAYS ON DETACHED BUNGALOW OFFERED TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

With single level accommodation comprising entrance hall, breakfast kitchen, spacious living room, inner lobby, two bedrooms and bathroom.

Other benefits to the property include gas fired central heating from a recently fitted combination boiler, recently installed UPVC double glazing, off-street parking and enclosed garden incorporating garden summer house.

Having been tastefully refurbished and decorated throughout, the property boasts a newly fitted kitchen and bathroom, the kitchen being inclusive of appliances such as range cooker, washing machine and dishwasher, contemporary breakfast bar with four stools.

Situated within this established residential location on a generally level lying plot, the property would be ideal for those looking to downsize and have an easy to maintain property, whilst remaining within easy access of good nearby transport links to the city hospital and private and public transport routes.

We therefore highly recommend an internal viewing to appreciate the works undertaken at the property.

ENTRANCE HALL
4'7" x 4'1" (1.4 x 1.27)
Newly installed, composite and double glazed front entrance door with full height double glazed window to the side of the door. Internal door to living room and opening through to the breakfast kitchen.

BREAKFAST KITCHEN
15'1" x 9'4" (4.62 x 2.85)
Newly fitted range of matching base and wall storage cupboards with Copper brushed effect door handles incorporating ample roll top work surfacing with inset single sink and draining board with central swan-neck mixer tap and matching splashboards. Fitted breakfast bar with four bar stools included. Included in the sale is the 'Range' cooker with five ring gas top and Zanussi extractor over, Bosch washing machine, Bosch integrated fridge and freezer and slimline dishwasher. Boiler cupboard housing the recently installed Baxi gas fired central heating combination boiler, double glazed windows to the front and side with fitted blinds, feature tile effect flooring, glass fronted crockery cupboards.

LIVING ROOM
17'11" x 11'0" (5.47 x 3.36)
With newly fitted glazed internal doors, double glazed window to the front with fitted blinds, two radiators, feature fire surround incorporating coal effect gas fire, media points and door to inner lobby.

INNER LOBBY
3'3" x 2'11" (1 x 0.91)
Doors to both bedrooms and bathroom and loft access point.

BEDROOM 1
13'1" x 9'3" (4 x 2.82)
Double glazed window to the rear with fitted blinds, radiator, coving and included in the sale are the free-standing wardrobes.

BEDROOM 2
12'5" x 8'11" (3.8 x 2.73)
UPVC double glazed French doors opening out to the rear garden with fitted inset 'Perfect Blinds' and curtains included, radiator and coving.

BATHROOM
8'9" x 6'6" (2.68 x 2)
Newly fitted modern four piece suite comprising panel bath with mixer tap and hand-held shower attachment, separate enclosed glass shower cubicle with dual head mains fed shower attachments over and fitted shower seat, hidden cistern push-flush w.c. and wash hand basin with mixer tap, storage cupboards beneath and granite effect worktop space surrounding the sink. Double glazed window to the side with fitted blinds, radiator and part wall panelling to dado height.

OUTSIDE
To the front of the property is a low maintenance front garden, raked over for onward planting by the next purchaser. A tarmac driveway then provides off-street parking and double security gates leading through to the rear garden. The rear garden is bounded by timber fencing with concrete posts and gravel boards and brick wall. The garden is designed for ease of maintenance, currently predominantly stoned with a continuation of the side driveway leading through from the front to a useful timber and glazed 8ft x8ft summer house inclusive of the furniture. There is also an external side water tap.

DIRECTIONAL NOTE
Leave Stapleford and head towards The Hemlock Stone onto Coventry Lane and proceed to the traffic light junction. Veer right and continue along Trowell Road dropping down the hill before taking an eventual left hand turn onto Glaisdale Drive. Continue all the way along to the next 'T' junction before turning right onto Wigman Road and proceed over the mini roundabouts onto Beechdale Road. Take a left turn onto Redbourne Drive and left again onto Walesby Crescent. Follow the bend in the road round to the right and take a right turn (still Walesby Crescent) and the bungalow can then be found on the left hand side, identified by our For Sale Board.

Ref: 7315nh

AGENTS NOTE
All ceiling lights included.

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

TOTAL FLOOR AREA : 665 sq.ft. (61.8 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, omission 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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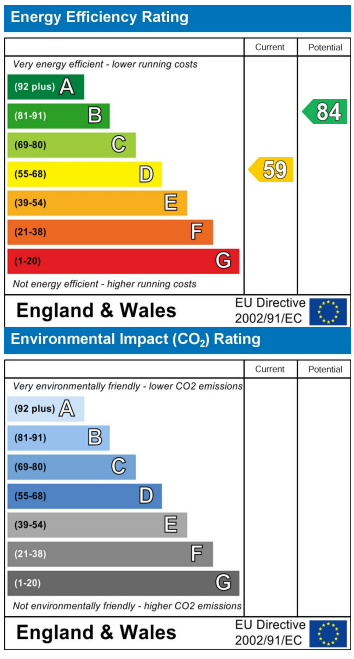

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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