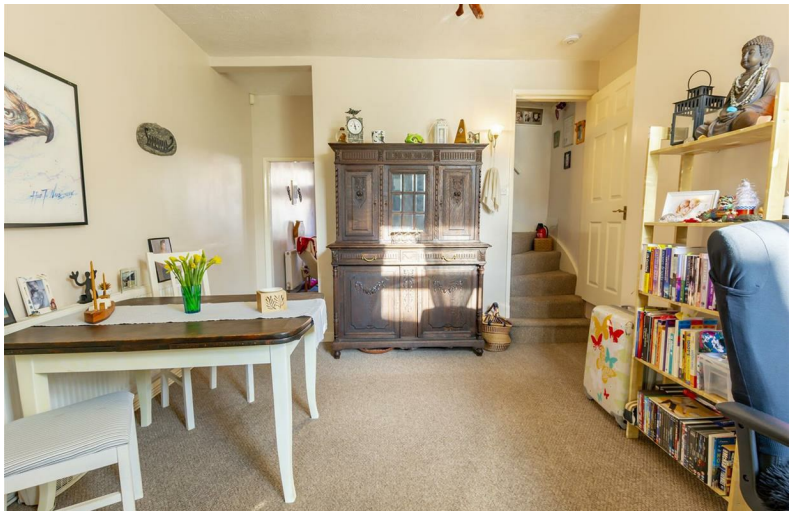
Robert Ellis

look no further...



Grosvenor Road
Eastwood, Nottingham NG16 3DB

A TWO BEDROOM, BAY FRONTED MID TERRACED HOUSE

£145,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED PERIOD BAY FRONTED TWO BEDROOM MID TERRACED HOUSE, SITUATED ONLY A STONE'S THROW FROM EASTWOOD HIGH STREET.

With accommodation over two floors comprising bay fronted living room, lobby, dining room and kitchen to the ground floor. The first floor landing provides access to two bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing and generous garden space with two useful brick stores to the rear of the garden.

The property itself sits favourably within close proximity of the shops and services within Eastwood high street. There is also easy access to the nearby amenities of Giltbrook Retail Park, including Ikea, Wilkos and other eateries and establishments. Good road links are provided via junction 26 of the M1 and A606 beyond through to Ilkeston and further afield, whilst schooling and nurseries are close by.

We believe the property would make an ideal first time buy, young family home or investment opportunity, in respect of which we believe the current rent passing for similar properties in the area to be in the order of £600.00 to £650.00 pcm.

We highly recommend an internal viewing.

LIVING ROOM
14'6" x 12'0" (4.43 x 3.68)
UPVC panel and double glazed front entrance door with double glazed window light above the door, radiator, wooden flooring, meter cupboard and wall hung, log effect electric fire.

LOBBY
Access from the living room incorporating useful understairs storage space with shelving and light which then opens to the dining room.

DINING ROOM
13'2" x 12'0" (4.02 x 3.67)
Double glazed window to the rear, radiator, door to kitchen and door and staircase rising to the first floor.

KITCHEN
10'10" x 7'8" (3.32 x 2.36)
Comprising a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating 1½ bowl sink unit with draining board and central mixer tap with tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, boiler cupboard housing the gas fired central heating combination boiler, space for fridge/freezer plumbing for washing machine and further under-counter kitchen appliance space such as tumble dryer or dishwasher, double glazed windows to the side and rear with fitted blinds, UPVC panel and double glazed exit door to garden and tiled flooring.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, access to a boarded, lit and insulated loft space via a pull-down ladder.

BEDROOM 1
13'8" x 9'1" (4.18 x 2.79)
Double glazed window to the front, radiator, coving, t.v. point and a range of fitted his and hers style wardrobes with matching overhead storage cupboards.

BEDROOM 2
12'3" x 10'9" (3.75 x 3.28)
An additional good size double room with double glazed window to the rear, radiator and coving.

BATHROOM
13'2" x 6'2" (4.02 x 1.88)
A spacious room comprising a four piece suite incorporating separate tiled and enclosed shower cubicle with electric shower, panel bath, low flush w.c. and wash hand basin. Partially tiled walls, radiator, wall mounted mirror fronted bathroom cabinet, double glazed window to the rear and storage cupboard.

OUTSIDE
There is a foregarden with pathway providing access to the front entrance door and shared entry way leading through to the rear garden. The front garden is decorated with coloured gravel chippings and planted flower beds housing a variety of mini bushes and shrubbery. The rear garden offers an initial paved patio area, ideal for entertaining, three steps then lead to a generous lawn section with flower beds, ideal for 'growing your own' or planting a colourful border. To the rear of the plot there are two useful brick stores offering useful storage space. The garden itself consists of some timber fencing and hedgerows to the boundary line and there is gated access linking to the shared passageway providing access round to the front.

AGENTS NOTE
Please be aware that the street is predominantly 'Permit Parking' with the odd selected bay offering two hours free before the permit parking begins.

DIRECTIONAL NOTE
From the main run of shops on Eastwood high street, take a turning onto King Street, which in turn becomes Grosvenor Road and the property can then be found identified by our For Sale Board.

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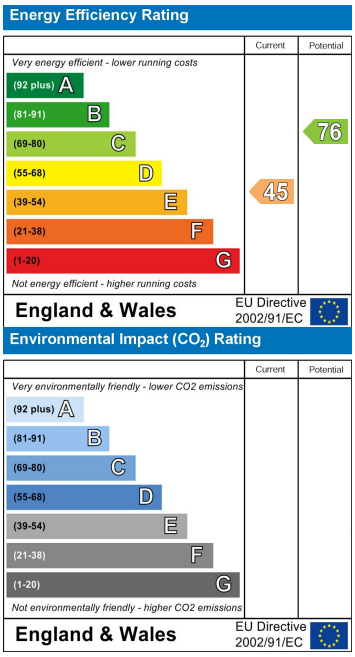

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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