Robert Ellis

look no further. . .

Trowell Grove
Trowell, Nottingham NG9 3QH

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH IMMEDIATE VACANT POSSESSION.

£185,000 Freehold

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A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH IMMEDIATE VACANT POSSESSION.

This property is situated in this highly regarded, suburban village of Trowell with the property situated towards the end of Trowell Grove having a particularly good size south-easterly facing rear gardens with views over surrounding open space. The rear boundary backs onto Pit Lane where there is potential for vehicle access or off-road parking with the removal of the current fence in place and many on the street have garages (this will of course require planning permission).

The property benefits from gas central heating served from a combination boiler and double glazed windows and has a relatively modern fitted kitchen and bathroom. The property does however require some cosmetic improvement, offering great potential for the incoming buyer to put their own mark upon it.

The accommodation currently comprises of an entrance hall, lounge, kitchen with access to the ground floor bathroom. To the first floor the landing provides access to three bedrooms.

Trowell benefits from its own primary school, regular bus service to nearby towns and suburbs and the property offers great commutability with good road networks leading to Beeston, Nottingham University, Queens Medical Centre, Nottingham and Derby via the A52.

This property is ideal for first time buyers looking to take their first steps onto the property market.

Entrance Hall
UPVC double glazed front entrance door, radiator, stairs to the first floor.

Living Room
12'9" x 12'0" approx (3.9m x 3.67m approx)
Radiator, double glazed bay window to the front.

Kitchen
10'11" x 10'4" approx (3.34m x 3.15m approx)
Incorporating a relatively modern fitted range of wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for a washing machine, counter appliance space. Wall mounted Baxi gas combination boiler (for central heating and hot water). Full height storage cupboard and understair walk-in closet. Radiator, double glazed window and door to the rear. Door to:

Bathroom
9'4" x 4'4" approx (2.87m x 1.34m approx)
Three piece suite comprising pedestal wash hand basin, low flush w.c. and panelled bath with thermostatic control shower over. Built-in storage cupboard, radiator, double glazed window to the rear.

First Floor Landing
Double glazed window, loft hatch and doors to:

Bedroom 1
11'3" x 10'9" to 15'4" (3.44m x 3.30m to 4.69m)
Original tiled fireplace, radiator, two double glazed windows to the front.

Bedroom 2
10'11" x 8'1" approx (3.35m x 2.48m approx)
Radiator, double glazed window to the rear enjoying views over the garden and playing fields.

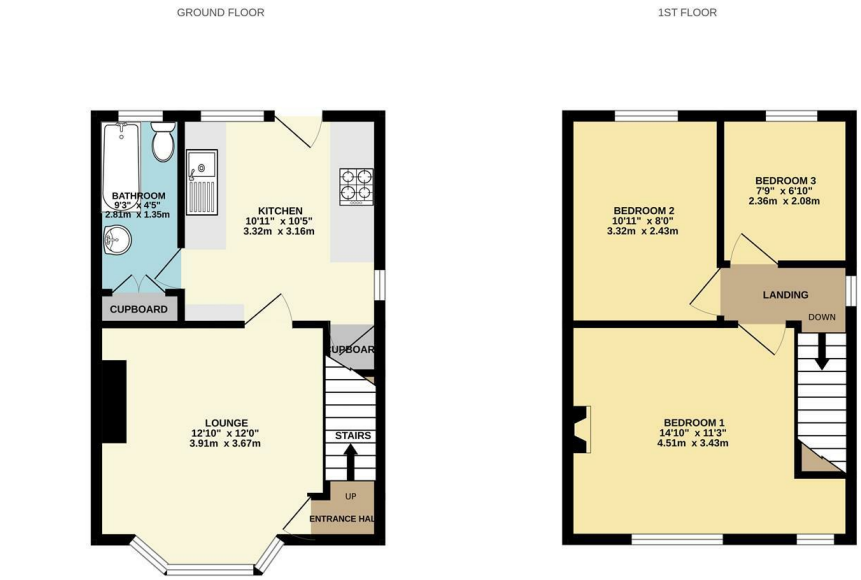
Bedroom 3
7'7" x 6'8" approx (2.33m x 2.05m approx)
Radiator and double glazed window to the rear enjoying views over the garden and playing fields.

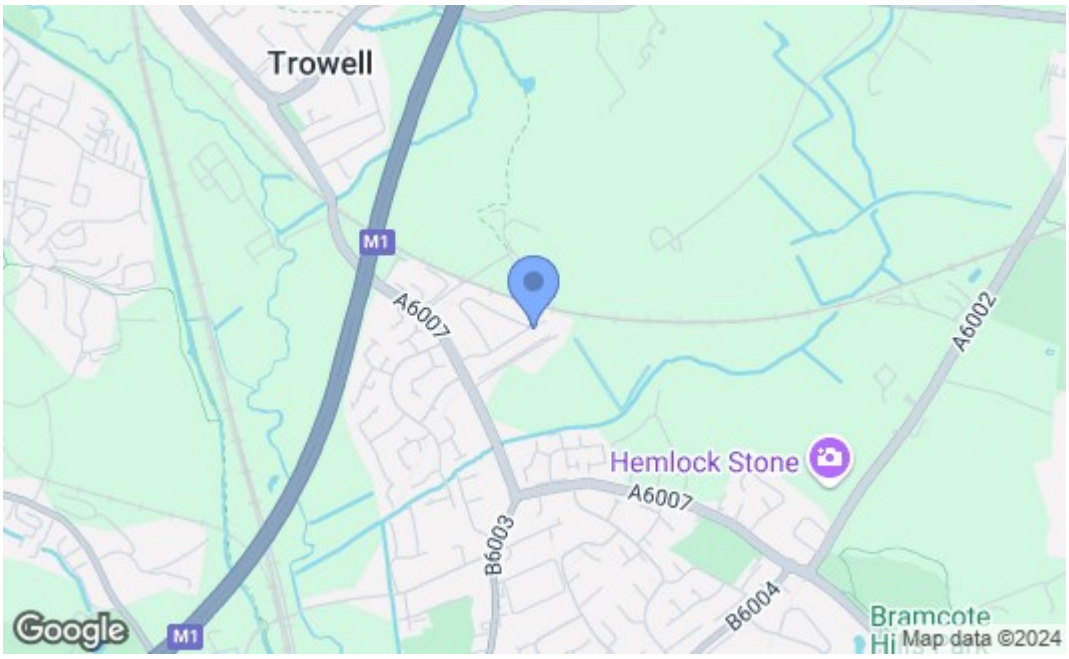
Outside
To the front is a semi open plan garden laid to lawn with shrub beds. Gated pedestrian access at the side of the house leads to the rear garden where there is a patio, generous lawn and further paved and gravelled area at the foot of the plot. To the rear boundary is a fence and pedestrian gate leading to a small further rough garden area which is open to Pit Lane which is a public access, no through road and therefore gives the potential to provide for off street parking with the removal of the rear boundary fence.

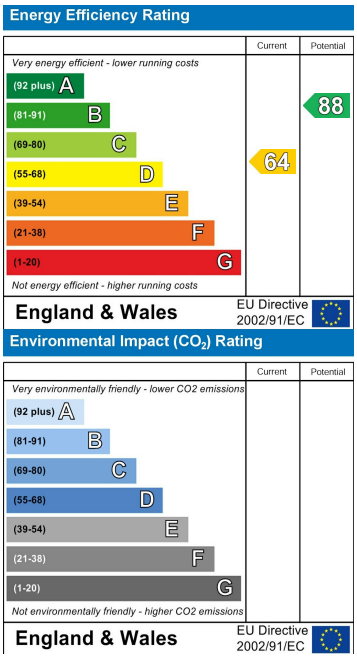
Directions
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue into Pasture Road and at the mini traffic island, turn left onto Trowell Road/Stapleford Road, taking the 2nd right onto Trowell Grove. Continue along the road where the property can be found on the right hand side.
8868PS

Council Tax
Broxtowe Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 3mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, Three, EE
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







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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