



Sussex Close
Giltbrook, Nottingham NG16 2XG

£175,000 Freehold

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



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS WELL PRESENTED MODERN TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET YET NOW ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, front kitchen and rear lounge/diner. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking leading down the right hand side of the property and an enclosed garden space to the rear.

The property sits in this quiet residential cul de sac location within close proximity of nearby amenities, incorporating schooling, transport links and shopping facilities.

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



ENTRANCE HALL

6'0" x 3'8" (1.84 x 1.12)

Panel and glazed front entrance door, radiator. Doors to kitchen and living room.

KITCHEN

7'10" x 7'8" (2.41 x 2.34)

The kitchen comprises a matching range of fitted base and wall storage cupboard, roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and space for under-counter fridge or freezer, double glazed window to the front (with fitted roller blind), radiator, wall mounted gas fired boiler (for central heating and hot water).

LOUNGE

19'2" x 11'11" (5.85 x 3.64)

Sliding double glazed patio doors opening out to the rear garden, radiator, media points, turning staircase rising to the first floor.

FIRST FLOOR LANDING

Decorative open spindle balustrade, loft access point with pulldown ladders. Doors to both bedrooms and bathroom.

BEDROOM ONE

11'11" x 10'9" (3.65 x 3.30)

Georgian-style double glazed window to the rear, radiator, fitted wardrobes.

BEDROOM TWO

11'10" x 8'1" (3.63 x 2.47)

Georgian-style double glazed window to the front, radiator, useful overstairs storage cupboard housing the hot water cylinder.

BATHROOM

6'1" x 5'7" (1.87 x 1.72)

Three piece suite comprising bath with electric shower over, push flush WC, wash hand basin with mixer tap. Partial wall tiling, Georgian-style double glazed window to the side (with fitted roller blind), radiator, mirror fronted bathroom cabinet.

OUTSIDE

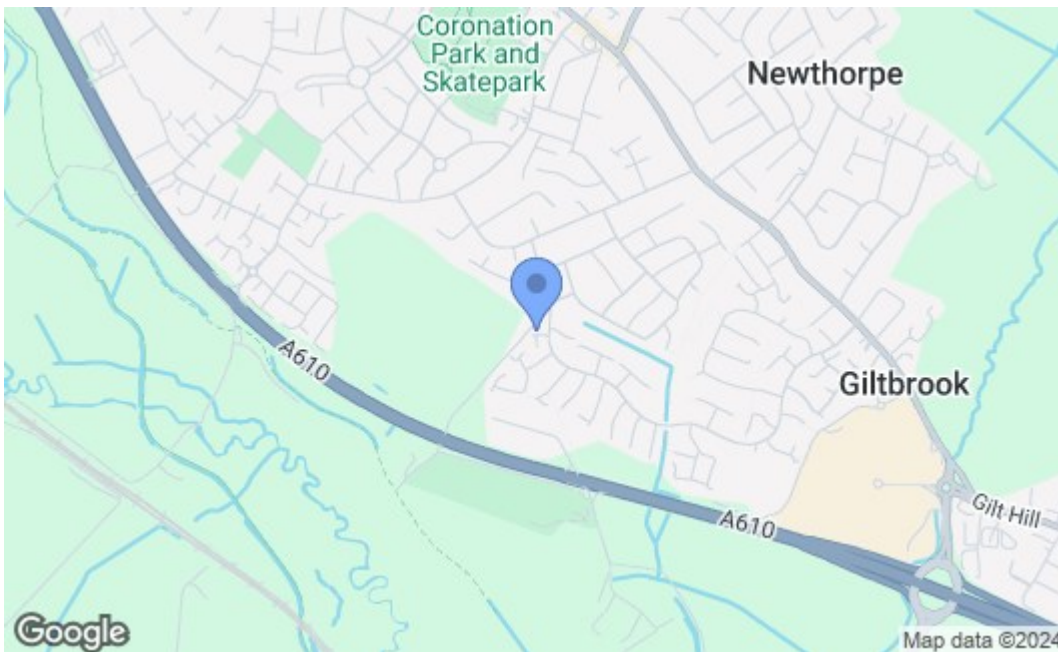
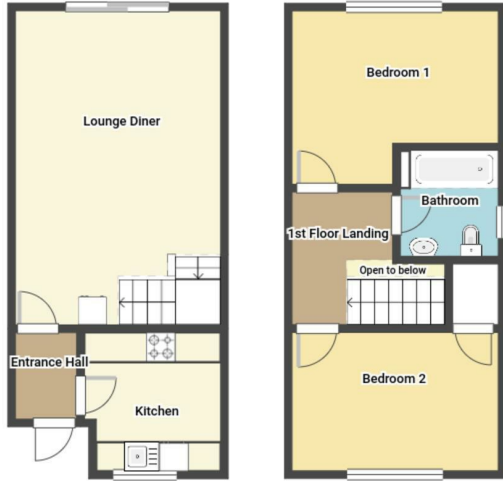
To the front of the property there is a lowered kerb entry point to a side tarmac driveway leading down the right hand side of the property providing off-street parking. To the front there is a block paved pathway and access to the front open porch.

TO THE REAR

The rear garden is enclosed by timber fencing and offers a good size paved patio area (ideal for entertaining) leading on via a pathway to the rear part of the garden which is nicely planted housing a variety of mature bushes and shrubbery. There is a good size timber storage shed with power and lighting, external lighting and water tap, pedestrian gated access onto the driveway.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.