

Horsham Drive,
Top Valley, Nottingham
NG5 9AH

£170,000 Freehold



** MUST VIEW **

Robert Ellis Estate Agents are delighted to offer to the market this fantastic THREE BEDROOM, mid terrace family home situated in the heart of Top Valley, Nottingham.

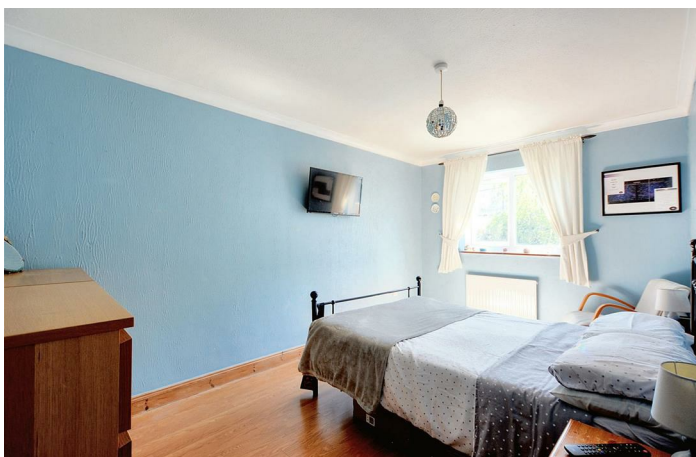
The property is located in Top Valley, a stone's throw away from the local shops and Schools. Alongside this, it offers easily accessible transport links into Arnold, Mapperley, Nottingham City centre and surrounding villages/towns. You have Westglade Primary, Park Vale Academy and Rise Park Primary & Nursery School within the area, making it ideal for families.

Benefiting from modern conveniences such as double glazing and gas central heating.

Upon entry, you are welcomed into the spacious hallway with TWO storage cupboards and ground floor WC. Off the hallway is the fitted dining kitchen to the front elevation with the living room on the rear. The stairs leading up to landing, first double bedroom, second double bedroom, third Bedroom and family bathroom.

To the rear of the property there is an enclosed rear garden with a large paved patio area, additional raised patio area and secure gated access to driveway with space for 2 vehicles.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home- Contact the office to arrange your viewing now!



Entrance Hallway

UPVC double glazed leaded door to the front elevation leading into the Entrance Hallway. Laminate flooring. Wall mounted radiator. Ceiling light points. Dado rail. Carpeted staircase to the First Floor Landing. Internal doors leading into Kitchen Diner, Living Room, Ground Floor WC, Storage Cupboard and Airing Cupboard housing Worchester Bosch gas central heating combination boiler, wall mounted electric consumer unit and gas meter point. Rear access door leading out to the enclosed rear garden.

Fitted Kitchen Diner

15'7 x 11'3 approx (4.75m x 3.43m approx)
UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Range of matching wall, base and drawer units incorporating laminate worksurfaces. Double sink and drainer unit with dual tap above. Integrated oven. 4 ring gas hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Ample space for dining table. Built-in pantry cupboard

Living Room

13'2 x 11' approx (4.01m x 3.35m approx)
UPVC double glazed French doors leading to the enclosed rear garden. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating wooden mantel, tiled heart and surround

Ground Floor WC

5'7 x 2'10 approx (1.70m x 0.86m approx)
UPVC double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Ceiling light point. Wall mounted vanity wash hand basin with hot and cold taps. Low level flush WC

First Floor Landing

Carpeted flooring. Wall mounted radiator. Ceiling light point. Dado rail. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, Family Bathroom and 2 Storage Cupboards

Bedroom 1

13'11 x 10' approx (4.24m x 3.05m approx)
UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Bedroom 2

11'05 x 9'10 approx (3.48m x 3.00m approx)
UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of built-in wardrobes

Bedroom 3

9 x 8'7 approx (2.74m x 2.62m approx)
UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Family Bathroom

7'04 x 5'06 approx (2.24m x 1.68m approx)
UPVC double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a double ended bath with dual heat tap and electric shower above, vanity wash hand basin with dual heat tap and a low level WC

Front of Property

To the front of the property there is a gated paved patio area with steps leading to the front entrance door.

Rear of Property

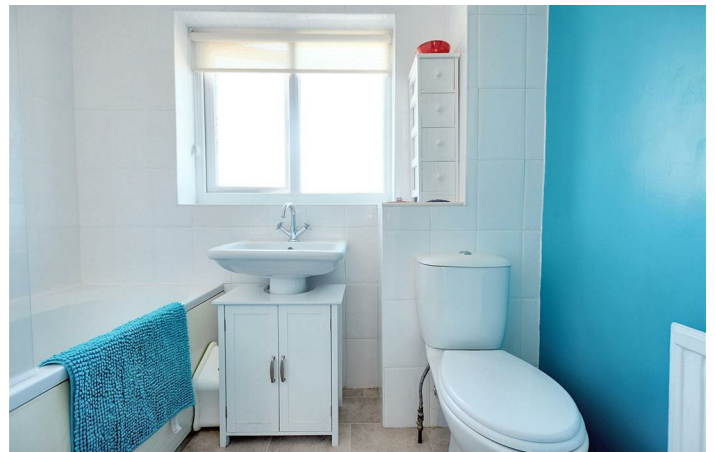
To the rear of the property there is an enclosed rear garden with a large paved patio area, additional raised patio area and secure gated access to driveway with space for 2 vehicles. Further concrete sectional store providing additional storage space. Fencing surrounding.

Council Tax

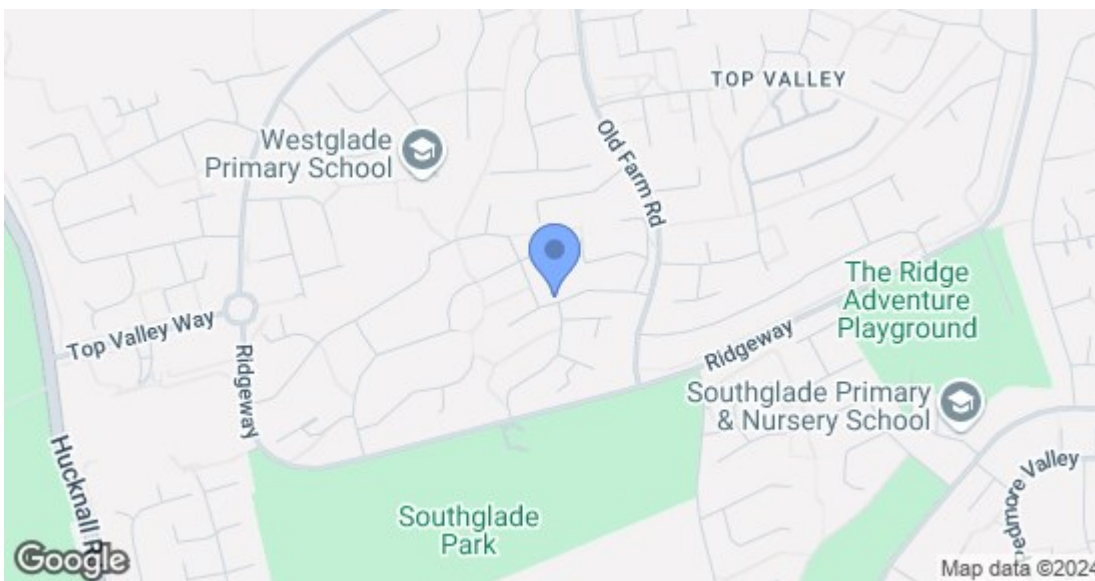
Local Authority Nottingham
Council Tax band A

Agents Notes: Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Virgin
Broadband Speed - Standard 7mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(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 (CO ₂) 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.