



**Northall Avenue  
Seller's Wood, Nottingham NG6 8FH**

A WELL PRESENTED THREE BEDROOM  
MID TERRACE HOME SITUATED IN SELLER'S  
WOOD, NOTTINGHAM.

**Offers Over £165,000 Freehold**





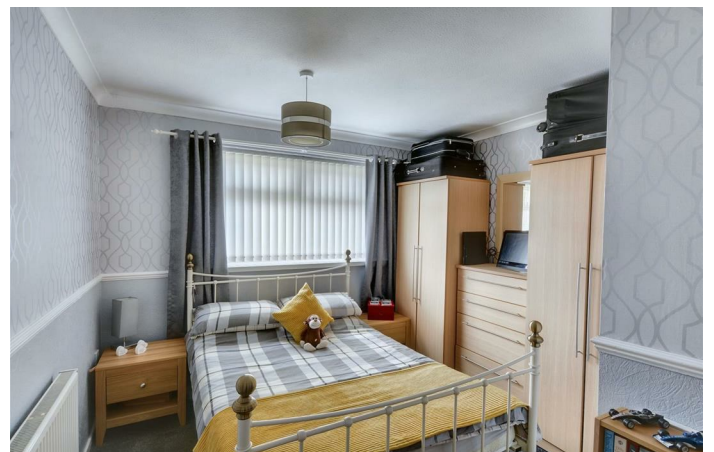
**\*\* PERFECT FOR FIRST TIME BUYERS \*\***

Robert Ellis Estate Agents are delighted to offer to the market this well presented THREE DOUBLE BEDROOM mid terrace property situated in Seller's Wood, Nottingham.

Nestled in a prime location close to excellent transport links, range of schools, and a wealth of local amenities, this inviting home offers both convenience and comfort. Upon entering, you are welcomed by a spacious entrance hall that leads to a cosy lounge diner, a convenient downstairs WC and a well-appointed kitchen with fitted units. The staircase ascends to the first floor, where you will find three generously sized double bedrooms and a modern family bathroom, perfect for growing families.

Externally, the property boasts a beautiful garden, providing an ideal space for relaxation and outdoor activities. This charming home is the perfect blend of practicality and style, offering a wonderful living experience for its future owners.

An early viewing on this home is highly recommended to appreciate the accommodation on offer!



### Entrance Hallway

Composite entrance door to the side elevation. Double glazed window to the side elevation. Laminate flooring. Wall mounted radiator. Coving to the ceiling. Staircase leading to the first floor landing. Internal doors leading into the lounge diner, kitchen and ground floor WC.

### Lounge Diner

14'2" x 18'8" approx (4.32 x 5.69 approx)

Double glazed sliding doors and double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Dado rail. Feature electric fire with tiled hearth surround. TV point.

### Kitchen

11'9" x 9'9" approx (3.60 x 2.98 approx)

Double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Under stairs storage cupboard. A fitted range of wall, base and drawer units with worksurfaces over, incorporating a double sink and drainer unit with a dual heat tap. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Space and point for a freestanding cooker. Space and point for a freestanding fridge freezer.

### Ground Floor WC

3'11" x 5'1" approx (1.21 x 1.55 approx)

Double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Wood panelling. Vanity wash hand basin with dual heat tap. WC

### First Floor Landing

Double glazed window to the rear elevation. Carpeted flooring. Storage cupboard housing the combination boiler. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

8'4" x 14'0" approx (2.56 x 4.28 approx)

Double glazed window to front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

### Bedroom 2

10'0" x 10'9" approx (3.05 x 3.28 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Dado rail.

### Bedroom 3

8'9" x 10'11" approx (2.67 x 3.35 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Dado rail.

### Family Bathroom

Double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Coving to the ceiling. 3 piece suite comprising of a bath with hot and cold taps and a electric shower above, hand wash basin with hot and cold taps and a WC.

### Front of Property

To the front of the property there is a gated garden with pathway to the front entrance, laid to lawns, a range of flowerbeds and shrubbery planted to the borders and fencing to the boundaries. Alongside a bin store and built-in garden store. On road parking.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

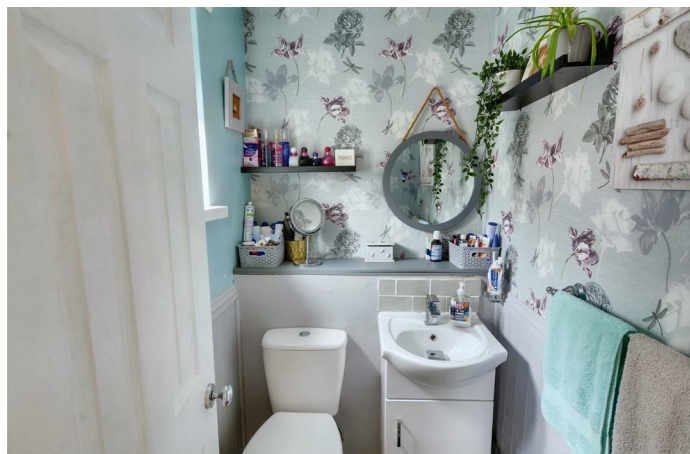
Flood Risk: No flooding in the past 5 years

Flood Defences: No

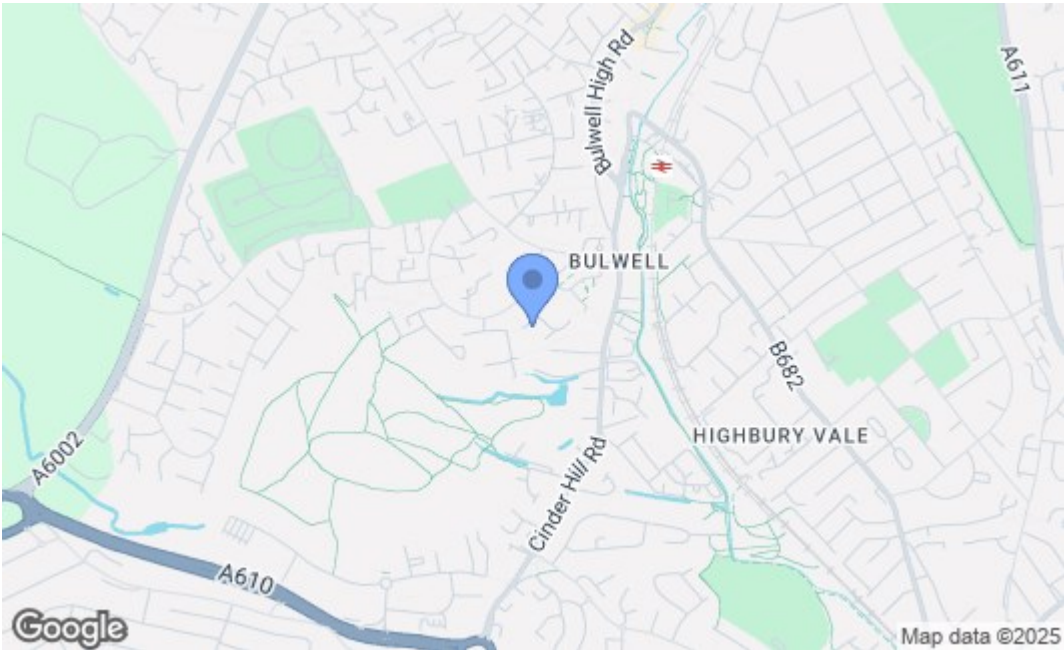
Non-Standard Construction: Yes

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.