



Kensington Close,
Toton, Nottingham
NG9 6GR

£240,000 Freehold



A SUPERB EXAMPLE OF A THREE BEDROOM END-TERRACED HOUSE WITH A GARAGE, SITUATED ON A QUIET CUL-DE-SAC WITHIN TOTON, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed to market this lovely spacious three bedroom end terrace home, perfect for a wide range of buyers including first time buyers, families and people who are looking to downsize from larger properties alike. The property is constructed of brick to the external elevations and has double glazing and gas central heating throughout. The property has been well maintained by the current owner and benefits from landscaped front and rear gardens with a separate detached garage for storage or vehicle parking. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of an entrance hallway, kitchen with bay window and integrated appliances and a lounge with a lovely large bay window overlooking the landscaped rear garden. To the first floor, the landing has a storage cupboard and leads to three generous bedrooms all of which benefiting from fitted wardrobe space. There is also a modern and recently fitted three piece family shower room suite. To the exterior, the property sits at the end of a cul-de-sac making it very private and has a small garden to the front. There is a lovely landscaped garden to the rear featuring porcelain patio tiles, raised and rendered flower beds and raised seating areas.

Located in the popular residential village of Toton, close to a wide range of local schools, shops and parks. Chilwell retail park is within walking distance as well as supermarkets and healthcare facilities. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby. Toton tram station is within walking distance as well as the desirable George Spencer Academy secondary school and plenty of primary schools for younger children.



Entrance hallway

Composite front door, carpeted flooring, under stairs storage, radiator, ceiling light.

Lounge

14'3 x 13'8 approx (4.34m x 4.17m approx)

Double glazed bay window and door overlooking and leading to the rear garden, carpeted flooring, radiator, gas fire, ceiling light.

Kitchen

7'7 x 9'4 approx (2.31m x 2.84m approx)

Double glazed bay window overlooking the front, laminate flooring, wall and base units with work surfaces over, inset aluminium sink with drainer, integrated electric oven with electric hob and overhead extractor fan, integrated fridge, space for washing machine, beams and ceiling light.

First Floor Landing

Carpeted flooring, storage cupboard, loft access, ceiling light.

Bedroom 1

11'8 x 7'7 approx (3.56m x 2.31m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 2

9'5 x 7'9 approx (2.87m x 2.36m approx)

Double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 3

6'0 x 7'9 approx (1.83m x 2.36m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Family shower room

5'8 x 6'9 approx (1.73m x 2.06m approx)

Double glazed patterned window overlooking the front, laminate flooring, low flush w.c., pedestal sink, storage in bulk head, walk in double shower, radiator and ceiling lights.

Outside

To the front of the property there is a small landscaped garden. To the rear there is a lovely landscaped garden

with porcelain patio tiles, raised and rendered flower beds and seating areas. This property also has the benefit of a detached garage perfect for storage or vehicle parking.

Directions

Proceed out of Long Eaton along the main Nottingham Road turning left at the garage into High Road. Proceed a short distance along High Road taking the right turning into Kensington Close and then left again.
825 IRS

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 77mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

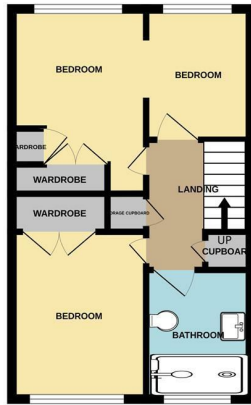
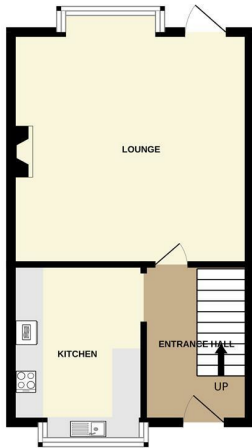
Other Material Issues – No



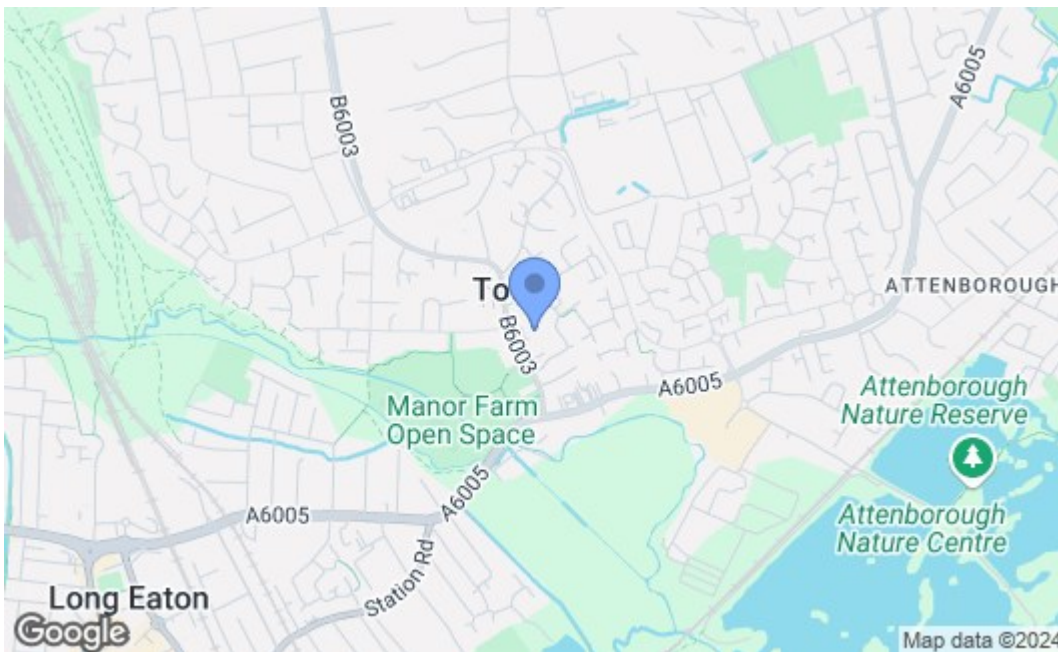
GROUND FLOOR



1ST FLOOR



19, Kensington Close Toton, Nottingham, NG9 6GR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.