

Robert Ellis

look no further...



Manville Close
Nottingham
NG8 3LP

**Offers Over
£250,000 Freehold**

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An immaculately presented three-bedroom bay-fronted semi-detached property located in a quiet cul-de-sac and enjoying a generous corner plot.

Situated in this sought-after and well established residential location just a short distance from a variety of local shops and amenities, including schools, transport links, Queens Medical Centre, and The University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Ground Floor - Entrance Hall, Lounge, Kitchen/Diner, WC, Hallway & Rear Lobby. On the first floor there are two good sized Double Bedrooms, a further Single Bedroom & a Family Bathroom.

At the front of the property there is off-road parking and a shared driveway with gated access to the fully fenced large rear and side garden which comprise a patio, fish pond, barbeque, lawn and some mature shrubs. There are external security lights, a double outdoor electric socket and a water tap besides.

The property has just been fully renovated, re-plastered and re-decorated and benefits from a new Kitchen, Bathroom and fitted Bedrooms. It has been completely re-wired and re-plumbed so includes a new consumer unit, new combi-gas boiler, a feature electric fire and new radiators throughout. The roof area has been fully re-insulated and part-boarded. It does however still offer fantastic potential to extend, subject to the necessary consents. An early internal viewing of this unique property is highly recommended to appreciate its quality and potential.



Entrance Hall

UPVC double glazed entrance door, tiled flooring, UPVC double glazed window with new vertical blinds to the front, radiator, stairs to the first floor, useful under stair storage cupboard, a further storage cupboard with UPVC double glazed window to the side, and doors to the rear hallway, kitchen diner, WC and lounge.

Lounge

12'8" x 11'3" (3.88m x 3.44m)

A carpeted reception room with UPVC double glazed bay window with new vertical blinds to the front, radiator and electric fire.

Kitchen Diner

13'9" x 10'7" (4.2m x 3.23m)

With a range of modern wall, base and drawer units, work surfacing, integrated electric oven, integrated electric hob with air filter over, space for a fridge freezer, washing machine and dishwasher, sink and drainer unit with mixer tap. tiled flooring and splashbacks, radiator, UPVC double glazed window to the rear and internal side window, both with new vertical blinds.

WC

Fitted with a low level WC, corner wash hand basin, radiator, tiled flooring and UPVC double glazed window to the side with new vertical blind.

Rear Hallway/Lobby

With tiled flooring, UPVC double glazed door to the rear and UPVC double glazed windows with roller blinds to the rear and side.

First Floor Landing

Loft hatch with fitted ladder to access roof space. UPVC double glazed window with new vertical blind to the side and doors to the Bathroom and three Bedrooms.

Bedroom One

10'11" x 10'8" (3.33m x 3.26m)

A carpeted double bedroom with fitted wardrobes, radiator and UPVC double glazed window with new vertical blinds to the front.

Bedroom Two

11'0" x 10'2" (3.36m x 3.11m)

A carpeted double bedroom with fitted wardrobes and drawers, radiator and UPVC double glazed window with new vertical blinds to the rear.

Bedroom Three

7'6" x 6'0" (2.31m x 1.83m)

A carpeted bedroom with built in wardrobe, radiator and UPVC double glazed window with new vertical blinds to the front.

Bathroom

Incorporating a new three piece suite comprising: low level WC, panelled bath with Mira shower and screen over, pedestal wash hand basin, tiled flooring and splashbacks, heated towel rail, new wall mounted vanity unit with illuminated mirror and shaver point, extractor fan and UPVC double glazed window with new vertical blinds to the rear.

Outside

At the front of the property there is a shared driveway with good parking space. On the road outside there is also a circular island offering further off-road parking space. A gated access leads into the rear garden area, which has many features, is fully fenced and, subject to the necessary consents, offers opportunities to extend the property.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: Shared driveway

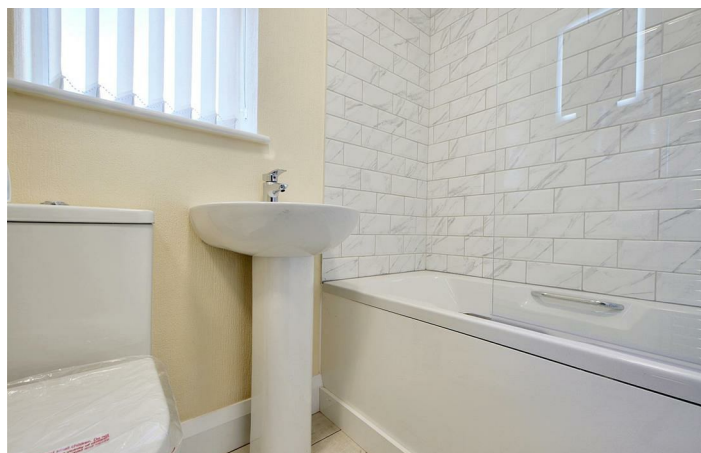
Planning Permissions/Building Regulations: None

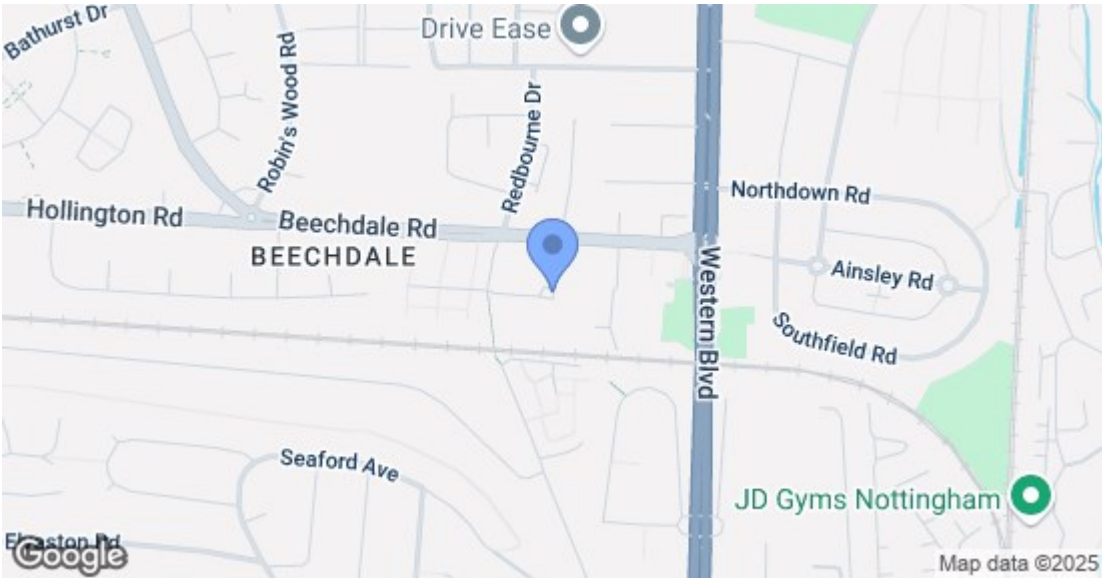
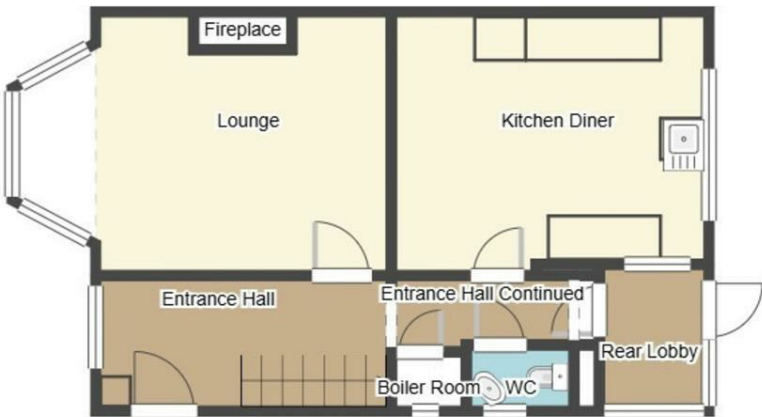
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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 (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		

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