



Ambleside Road  
Aspley, Nottingham NG8 5QW

**Guide Price £170,000 Freehold**

A THREE BEDROOM MID TERRACE,  
SELLING WITH NO UPWARD CHAIN.



\*\*\* GUIDE PRICE £170,000 - £175,000 \*\*\*

#### A THREE BEDROOM MID-TERRACE HOME WITH DRIVEWAY – NO UPWARD CHAIN

Robert Ellis are pleased to bring to the market this well-proportioned three bedroom mid-terrace property, ideally located within easy reach of local shops, schools and excellent transport links.

The accommodation comprises a spacious dining kitchen, a light and airy living room, and a first floor bathroom serving three bedrooms. Outside, there is a driveway to the front providing off-road parking and a private enclosed garden to the rear – perfect for families or first-time buyers.

Further benefits include gas central heating, double glazing throughout, and the advantage of no upward chain, making for a straightforward move.

An ideal purchase for a range of buyers – early viewing is highly recommended.



### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising carpeted staircase leading to the first floor landing, door leading to the lounge, ceiling light point, meter cupboard.

### Lounge

15'10" x 4'7" approx (4.85 x 1.41 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, door leading through to kitchen.

### Kitchen Diner

19'3" x 9'2" approx (5.89 x 2.8 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with induction hob over and extractor hood above, space and plumbing for washing machine, space and point for fridge freezer, ample space for dining table, door to large storage cupboard which would make an ideal pantry with light and power, two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation leading to the rear garden.

### First Floor Landing

Carpeted flooring, built-in shelving, loft access hatch, recessed spotlights to the ceiling, doors leading off to:

### Bedroom One

11'8" x 7'4" approx (3.57 x 2.26 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bathroom

7'1" x 7'1" approx (2.17 x 2.18 approx)

UPVC double glazed window to the front elevation, tiled flooring, tiling to the walls, extractor fan, panelled bath with mains fed shower over, WC, handwash basin with mixer tap, chrome heated towel rail, recessed spotlights to the ceiling.

### Bedroom Two

10'0" x 7'5" approx (3.05 x 2.27 approx)

UPVC double glazed window to the rear elevation, wall

mounted radiator, wall mounted radiator, recessed spotlights to the ceiling, built-in storage cupboard providing useful additional storage space.

### Bedroom Three

8'10" x 7'2" approx (2.70 x 2.20 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, wall mounted radiator, recessed spotlights to the ceiling.

### Outside

#### Front of Property

To the front of the property there is a paved driveway providing off the road parking.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, fencing to the boundaries, shed, outdoor water tap.

### 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 9mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

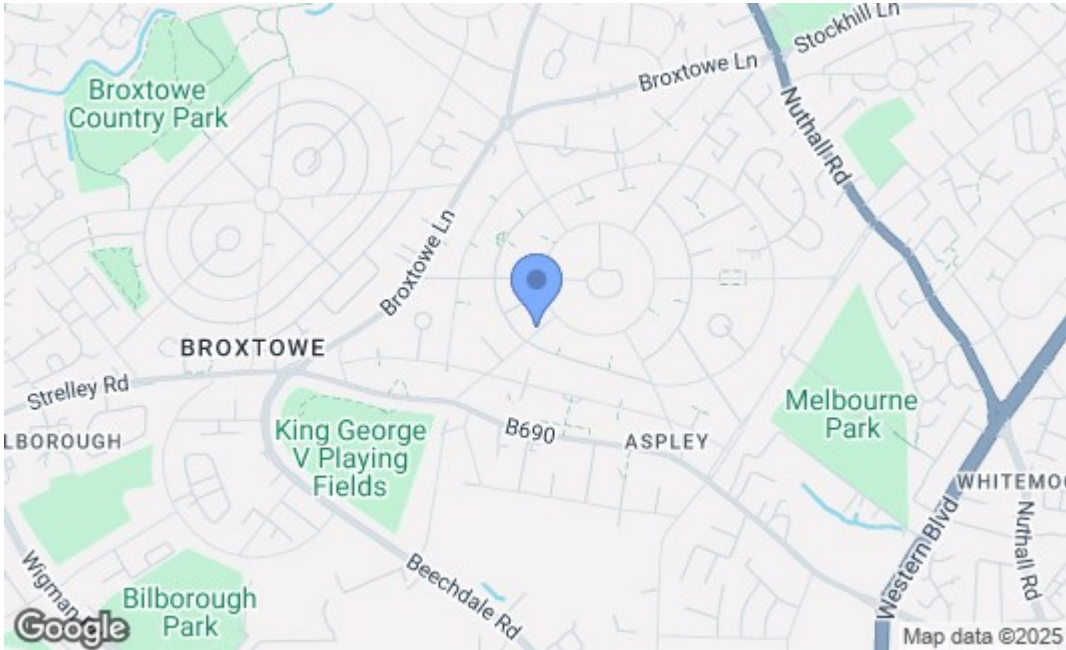
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 <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.