

Robert Ellis

look no further...



Kensington Close,
Toton, Nottingham
NG9 6GR

O/I/R £190,000 Freehold

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CHAINFREE THREE BEDROOM END TOWNHOUSE WITH GARAGE LOCATED IN TOTON.

Robert Ellis are delighted to bring to market this end townhouse that is being sold with no upward chain. This property would appeal to a buyer that is looking for a property that is in need of updating so that they can create their perfect home.

The entrance door opens into the hallway which has stairs rising to the first floor and glazed doors leading to the lounge diner and kitchen. The lounge diner is a good size and has a window and glazed door to the rear garden. The kitchen is to the front of the property and would accommodate all of the usual kitchen appliances. The first floor landing provides access to the three bedrooms and bathroom. The gardens to the front and rear are low maintenance and the rear garden offers a good level of privacy. There is a single garage which is part of a block and the property benefits from being freehold.

Located in the popular area 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

UPVC panel with decorative obscure double glazed light panel within, stairs to the first floor, cupboard housing the gas meter and electric consumer unit, understairs storage cupboard, radiator and glazed internal doors to:

Lounge/Diner

16'5" x 14'3" approx (5.01m x 4.36m approx)

UPVC double glazed bay window to the rear, UPVC double glazed door to the rear garden, two radiators, log effect electric fire with a marble surround and sat upon a tiled hearth.

Kitchen

8'2" x 10'7" approx (2.5m x 3.23m approx)

UPVC double glazed bow window to the front, wall, base and drawer units with a laminate work surface over, tiled splashback, composite sink and drainer with mixer tap over, space for an electric cooker, plumbing and space for a washing machine, space for a fridge freezer, radiator, vinyl flooring.

First Floor Landing

Airing/storage cupboard over the stairs housing the boiler, storage cupboard with shelving and doors to:

Bedroom 1

11'10" x 7'11" approx (3.61m x 2.43m approx)

UPVC double glazed window to the rear, fitted wardrobes with shelving and hanging rail.

Bedroom 2

10'7" x 8'3" approx (3.25m x 2.52m approx)

UPVC double glazed window to the front, fitted furniture comprising of a wardrobe with shelves and hanging rails, dressing table with drawers and a radiator.

Bedroom 3

6'6" x 8'3" approx (2m x 2.52m approx)

UPVC double glazed window to the rear and a radiator.

Shower Room

7'6" x 6'3" approx (2.3m x 1.91m approx)

Obscure UPVC double glazed window to the front, fully enclosed shower cubicle with a mains fed shower, low

flush w.c., pedestal wash hand basin with chrome mixer tap, heated towel rail, tiled walls, wall mounted extractor fan, cupboard with shelving.

Outside

To the front of the property there is a block paved path, patio/seating area, shrubs to the borders and wrought iron gate providing access to the rear.

The rear garden is low maintenance with a decorative patio area having raised beds which are well stocked, wooden fence to the boundaries.

Garage

17'10" x 7'9" approx (5.45m x 2.37m approx)

There is a garage found in a separate block and has an up and over door.

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.

8930AMMH

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 7mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

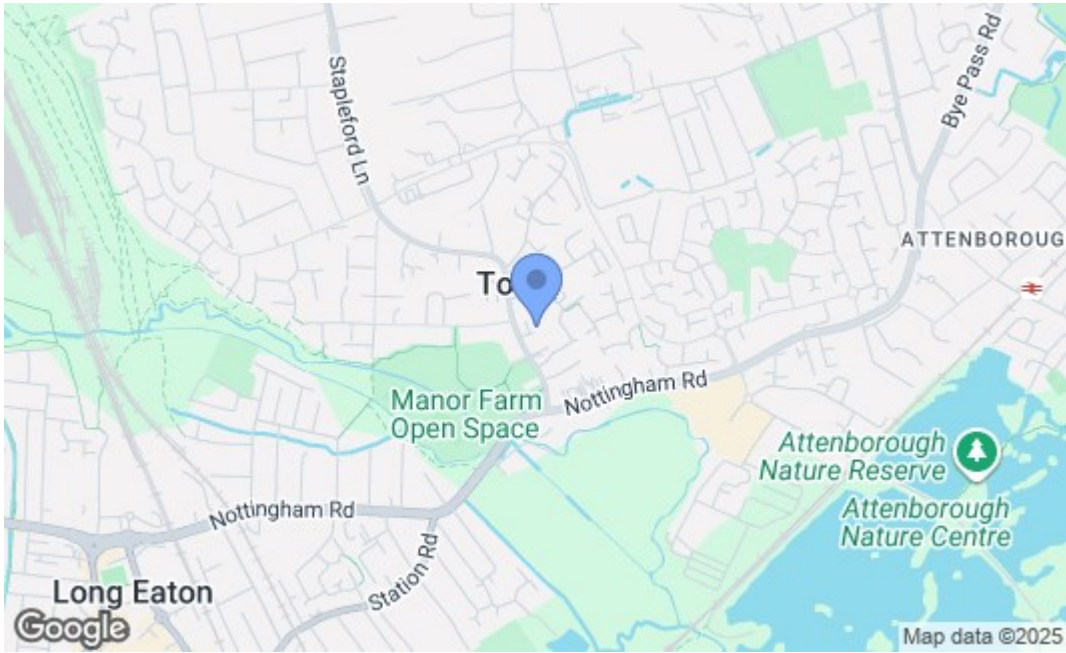
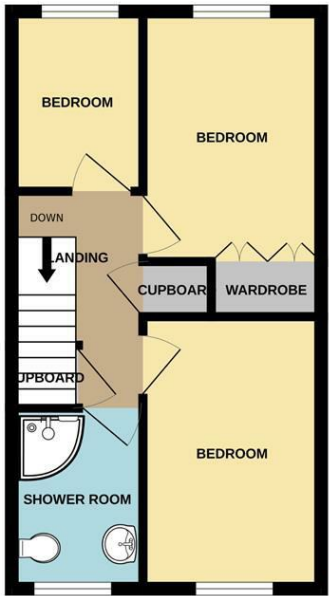
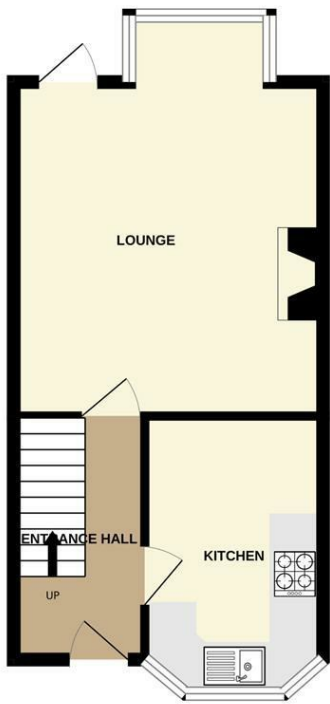
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



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