



Westminster Close,
St Anns, Nottingham
NG3 3PA

£150,000 Freehold



Robert Ellis are delighted to bring to market this well-presented three-bedroom end-terraced home, situated in a quiet cul-de-sac location close to local amenities and excellent transport links.

The accommodation includes a spacious living room, a modern fitted kitchen, and a convenient downstairs W/C. Upstairs, there are three bedrooms and a family bathroom, making this a great choice for both first-time buyers and investors alike.

Outside, the property benefits from a low-maintenance rear garden and ample on-street parking. The home further features gas central heating and double glazing throughout, offering efficient and comfortable living all year round.

With its combination of modern features, practical layout, and prime location, early viewing is highly recommended.



Entrance Hallway

14'6 x 2'11 approx (4.42m x 0.89m approx)

UPVC double glazed door to the front, stairs to the first floor, ceiling light point, understairs cupboard providing additional storage space, two built-in storage cabinets, double radiator, panelled door to:

Ground Floor w.c.

5'7 x 4'1 approx (1.70m x 1.24m approx)

UPVC double glazed window to the front, low flush w.c., vanity wash hand basin with tiled splashback, tiled floor, ceiling light point.

Living Room

13'11 x 11'11 approx (4.24m x 3.63m approx)

UPVC double glazed picture window to the front, ceiling light point, double radiator, archway through to:

Open Plan Dining Kitchen

Kitchen Area

8'5 x 10'2 approx (2.57m x 3.10m approx)

UPVC double glazed window and door to the rear, range of matching wall and base units incorporating a laminate work surface over, tiled splashbacks, 1½ bowl sink with mixer tap, tiled floor, double radiator, integrated eye level oven, ceiling light point, space and point for free standing fridge freezer, archway through to:

Dining Area

9'9 x 8'7 approx (2.97m x 2.62m approx)

UPVC double glazed window to the rear, tiled floor, range of matching wall and base units with laminate work surface above, double radiator, archway through to kitchen and living room.

First Floor Landing

Ceiling light point, loft access hatch, airing/storage cupboard housing the hot water cylinder, panelled doors to:

Bathroom

5'3 x 6'10 approx (1.60m x 2.08m approx)

Three piece suite comprising of a low flush w.c., vanity wash hand basin with storage cupboards below, walk-in shower enclosure with electric Mira shower above, UPVC double glazed window to the rear, radiator, ceiling light point.

Bedroom 1

12'1 x 10'11 approx (3.68m x 3.33m approx)

UPVC double glazed window to the front, radiator, ceiling light point, built-in wardrobes and dressing table providing ample additional storage.

Bedroom 2

12'11 x 8'11 approx (3.94m x 2.72m approx)

UPVC double glazed window to the rear, radiator, built-in wardrobes and dressing table providing ample storage.

Bedroom 2

8'11 x 8'9 approx (2.72m x 2.67m approx)

UPVC double glazed window to the front, radiator, ceiling light point, built-in cupboard over the stairs housing the Worcester Bosch boiler.

Outside

To the front of the property there is a low maintenance artificial lawn, pathway leading to the front entrance door with railings to the boundaries.

To the rear there is an enclosed, low maintenance garden with an artificial lawn, fencing and hedging to the boundaries, rear gated access and space for a garden shed.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 32mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

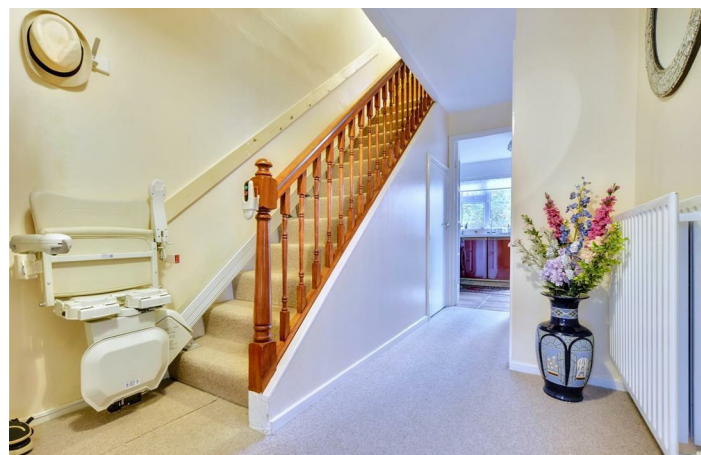
Flood Risk – No flooding in the past 5 years

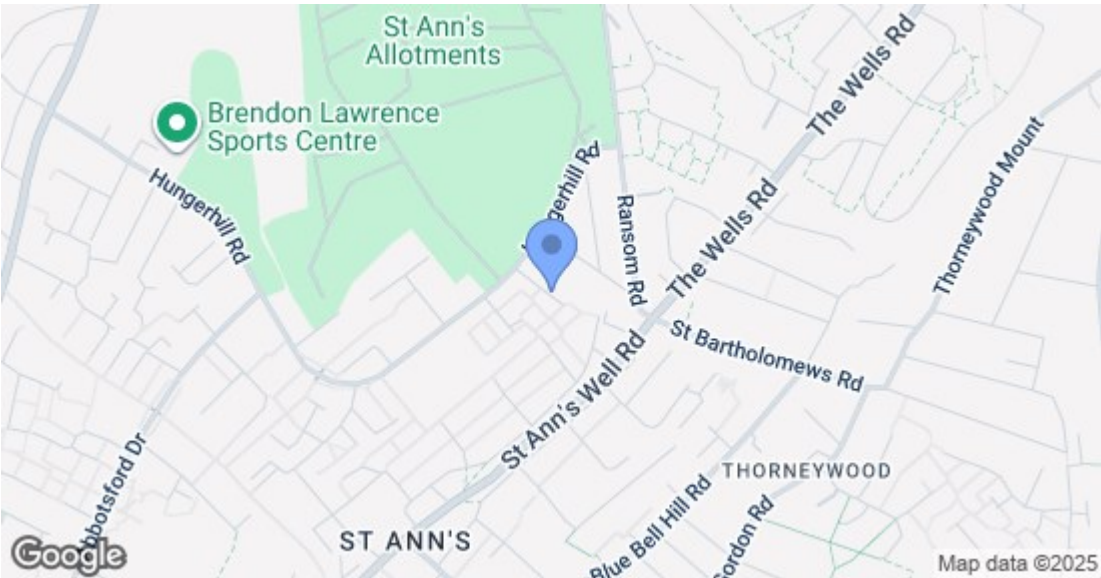
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.