



**Rugby Close  
Nottingham NG5 9RL**

**£200,000 Freehold**

**0115 648 5485**



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Robert Ellis Estate Agents are pleased to present this two bedroom semi detached home, ideally situated close to the City Hospital, excellent bus and tram links, schools and shops. Offered with no upward chain, this property is perfect for first time buyers, small families or landlords.

On entering, you are welcomed into an open plan entrance hall and kitchen with stairs to the first floor and access to the lounge.

The kitchen is fitted with a Neff 50/50 built-in fridge freezer, Neff pyro self-clean oven, Silestone worktops with oak effect breakfast bar, creating a modern and practical space.

The lounge features useful storage and double glazed doors opening onto the rear garden.

Upstairs, there are two good sized bedrooms with built-in wardrobes, tall boy and bedside units included, plus a modern bathroom. The shower area is fitted with a Mira Sport electric shower and Nuance Bushboard.

Outside, the property benefits from an enclosed rear garden with garage access, and to the front, a driveway, garden and garage with electric roller door. The facias and guttering were replaced just a year ago.

This is a well-presented, move-in ready home!

An early viewing is highly recommended.



## Entrance Lobby

UPVC double glazed entrance door to the front elevation leading into the entrance lobby comprising carpeted staircase leading to the first floor landing, tiled flooring, opening into the kitchen diner.

## Kitchen Diner

10'14 x 12'90 approx (3.05m x 3.66m approx)  
Continuation of the tiled flooring, a range of matching wall and base units with quartz worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated self-cleaning oven with induction hob over and extractor hood above, integrated fridge freezer, space and plumbing for a washing machine, breakfast bar, recessed spotlights to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator, door leading through to the living room.

## Living Room

12'37 x 15'95 approx (3.66m x 4.57m approx)  
Laminate flooring, wall mounted radiator, storage cupboard, coving to the ceiling, TV point, UPVC double glazed sliding doors leading out to the rear garden.

## First Floor Landing

Carpeted flooring, loft access hatch, doors leading off to:

## Loft

Loft ladder, housing the Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property.

## Bedroom One

12'53 x 12'38 approx (3.66m x 3.66m approx)  
Two UPVC double glazed windows to the front elevation, wall mounted radiator, built-in wardrobes, carpeted flooring, recessed spotlights to the ceiling.

## Bedroom Two

13'79 x 6'55 approx (3.96m x 1.83m approx)  
UPVC double glazed windows to the rear elevation, wall mounted radiator, built-in wardrobes, carpeted flooring, recessed spotlights to the ceiling.

## Bathroom

5'16 x 9'87 approx (1.52m x 2.74m approx)  
UPVC double glazed window to the rear elevation, heated towel rail, tiled splashbacks, tiling to the floor, UPVC splashbacks, vanity wash hand basin with mixer tap over, storage cupboards with worksurfaces over, WC, panelled bath with mixer tap and electric shower over, extractor fan, recessed spotlights to the ceiling.

## Outside

### Front of Property

To the front of the property there is a driveway providing off the road parking, lawned garden, access to the garage, secure gated access to the rear of the property.

### Garage

Electric roller shutter door to the front elevation, light and power.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, shed, access door to the garage, fencing to the boundaries, secure gated access to the front of the property.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

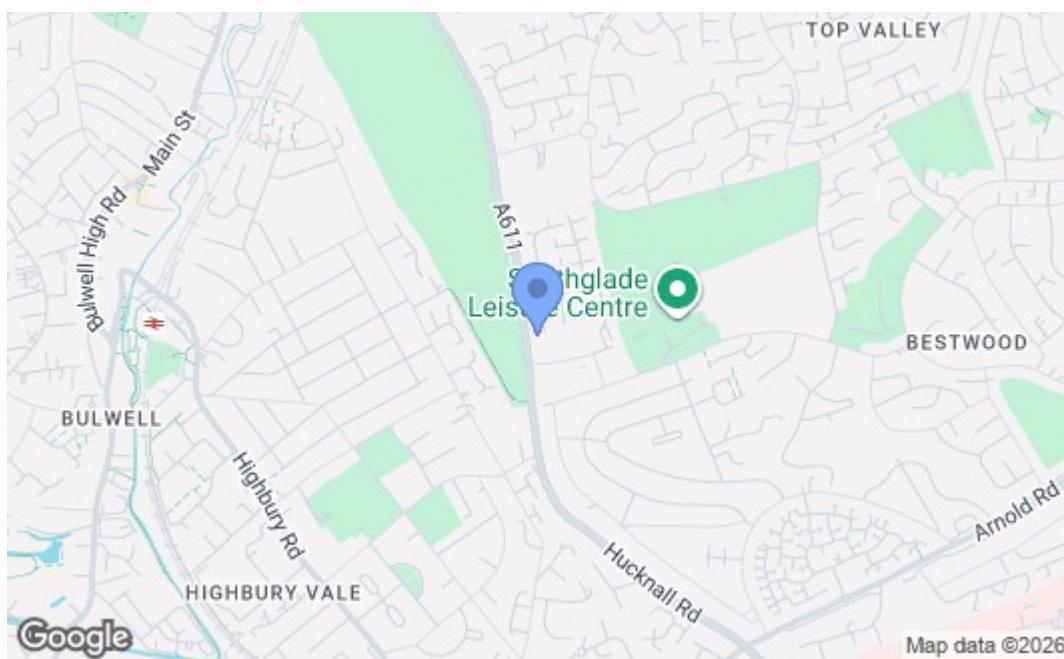
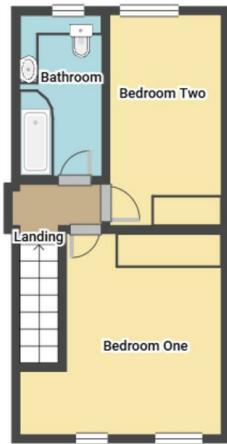
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C		71
(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.