



**Rugby Close**  
**Southglade Park, Nottingham NG5 9RL**

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN SOUTHGLADE  
PARK, NOTTINGHAM.

**Offers Over £210,000 Freehold**



\*\* IDEAL STARTER OR FAMILY HOME \*\*

Robert Ellis Estate Agents are delighted to offer to the market this fantastic THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in the POPULAR LOCATION of SOUTHGLADE PARK, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads to the kitchen, lounge with under stair storage and sliding doors into the conservatory which offers French doors to the enclosed, rear garden. Stairs lead to landing offering access to the first bedroom, second bedroom, third bedroom and family bathroom featuring a four piece suite with separate shower.

The front of the property offers a block paved driveway for at least two cars, alongside the garage with electric up and over door.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this incredible opportunity- Contact the office now before it is too late!



### Entrance Lobby

UPVC double glazed door to the front elevation, carpeted staircase leading to the first floor landing, wall mounted radiator, door leading through to the kitchen.

### Kitchen

10'9" x 11'9" approx (3.3 x 3.6 approx)

UPVC double glazed window to the front elevation, tiled flooring, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a fridge, space and plumbing for a dishwasher, space and point for a cooker, extractor hood, door leading through to the lounge.

### Lounge

14'5" x 17'8" approx (4.4 x 5.4 approx)

Laminate flooring, under stairs storage cupboard, coving to the ceiling, fireplace with tiled heart and surround, sliding doors leading through to the conservatory.

### Conservatory

13'9" x 13'9" approx (4.2 x 4.2 approx)

UPVC double glazed windows surrounding, wall mounted radiators, tiled flooring, UPVC double glazed French doors leading out to the rear garden.

### First Floor Landing

Carpeted flooring, recessed spotlights to the ceiling, doors leading off to:

### Bedroom One

12'5" x 14'9" approx (3.8 x 4.5 approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, built-in storage, coving to the ceiling.

### Bedroom Two

8'10" x 18'0" approx (2.7 x 5.5 approx)

UPVC double glazed windows to the front and rear elevations, wall mounted radiator, wall mounted boiler, coving to the ceiling, laminate flooring.

### Bedroom Three

15'1" x 7'10" approx (4.6 x 2.4 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, laminate flooring, access to the loft.

### Bathroom

11'5" x 6'2" approx (3.5 x 1.9 approx)

UPVC double glazed window to the rear elevation, tiling to the floor, tiling to the walls, shower enclosure with mains fed shower over, panelled bath, handwash basin, WC, recessed spotlights to the ceiling, heated towel rail.

### Front of Property

To the front of the property there is a driveway providing off the road parking and access to the garage.

### Garage

18'0" x 8'10" approx (5.5 x 2.7 approx)

Roller shutter door to the front elevation, UPVC double glazed access door to the rear elevation.

### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, access to the garage, 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

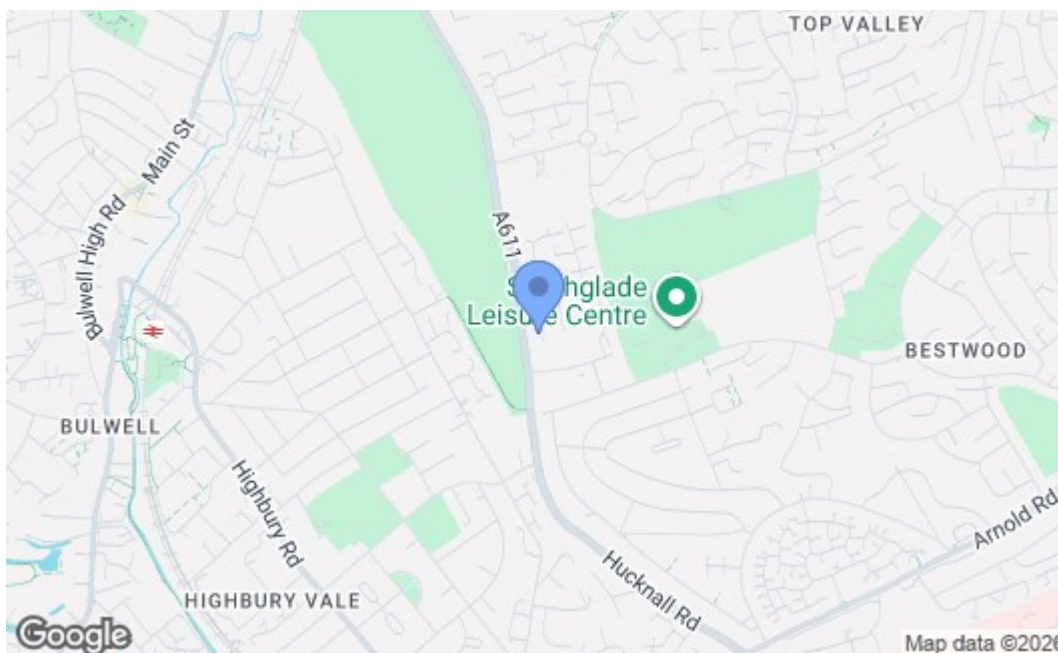
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
		70	84
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.