



**Amesbury Circus  
Nottingham NG8 6DA**

MID TERRACE FAMILY HOME, WITH LARGE  
DRIVEWAY TO THE FRONT

**Guide Price £180,000 - £190,000 Freehold**



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Robert Ellis are pleased to bring to the market this well-presented three-bedroom mid terrace home situated on Amesbury Circus, Nottingham.

The property offers spacious and practical accommodation throughout, making it an ideal purchase for a first time buyer, young family or investor. To the ground floor, the accommodation comprises an entrance lobby, a good sized living room with a feature bay window to the front, and a refitted dining kitchen spanning the rear of the property. The kitchen is fitted with a range of contemporary wall and base units, integrated oven, gas hob, extractor hood, space for further appliances and ample room for a dining table.

To the first floor, there are three bedrooms and a modern family bathroom fitted with a three-piece suite, including a bath with mains-fed shower over, wash hand basin and WC.

Externally, the property benefits from a spacious driveway to the front providing off-road parking, with gated access to the side entrance. To the rear is a good sized enclosed garden, mainly laid to lawn, with paved patio area, fencing to the boundaries, outside tap and space for a shed.

The property also benefits from gas central heating, double glazing and is positioned within reach of local amenities, transport links and nearby open green spaces including Broxtowe Country Park.

An internal viewing comes highly recommended to appreciate the accommodation on offer.



### Entrance Lobby

UPVC double glazed entrance door to the side elevation, ceiling light point, staircase leading to the first floor landing, laminate flooring, wall mounted electrical consumer unit, panelled door leading through to the living room.

### Living Room

15' x 13'07 approx (4.57m x 4.14m approx)  
UPVC double glazed sectional bay window to the front elevation, ceiling light point, wall mounted radiator, laminate floor covering, panelled door leading through to the refitted dining kitchen.

### Dining Kitchen

8'6 x 17'11 approx (2.59m x 5.46m approx)  
A range of refitted matching contemporary wall and base units with worksurfaces over, 1.5 bowl sink and drainer unit with swan neck mixer tap over, integrated appliances include an integrated oven, four ring stainless steel gas hob with stainless steel extractor hood over, tiled splashbacks, space and point for a freestanding fridge freezer, recessed spotlights to the ceiling, laminate floor covering, wall mounted Vokera gas central heating boiler housed within a matching cabinet, pantry, ample space for a dining table, UPVC double glazed windows to the rear elevation, UPVC double glazed door giving access to the rear garden.

### Pantry

Providing useful additional storage space with UPVC double glazed window to the side elevation and ceiling light point.

### First Floor Landing

Loft access hatch, ceiling light point, panelled doors leading off to:

### Family Bathroom

6'05 x 6'02 approx (1.96m x 1.88m approx)  
Three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, chrome heated towel rail, tiling to the floor, tiled splashbacks.

### Bedroom One

11'04 x 9'11 approx (3.45m x 3.02m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, carpeted flooring.

### Bedroom Two

9'11 x 9'09 approx (3.02m x 2.97m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

### Bedroom Three

7' x 8' approx (2.13m x 2.44m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

### Front of Property

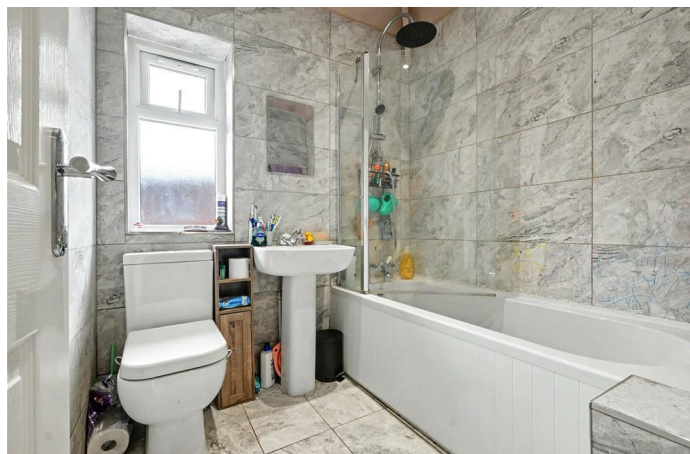
To the front of the property there is a spacious driveway providing off the road vehicle hardstanding, fencing to the boundaries with secure gated access to the side entrance door.

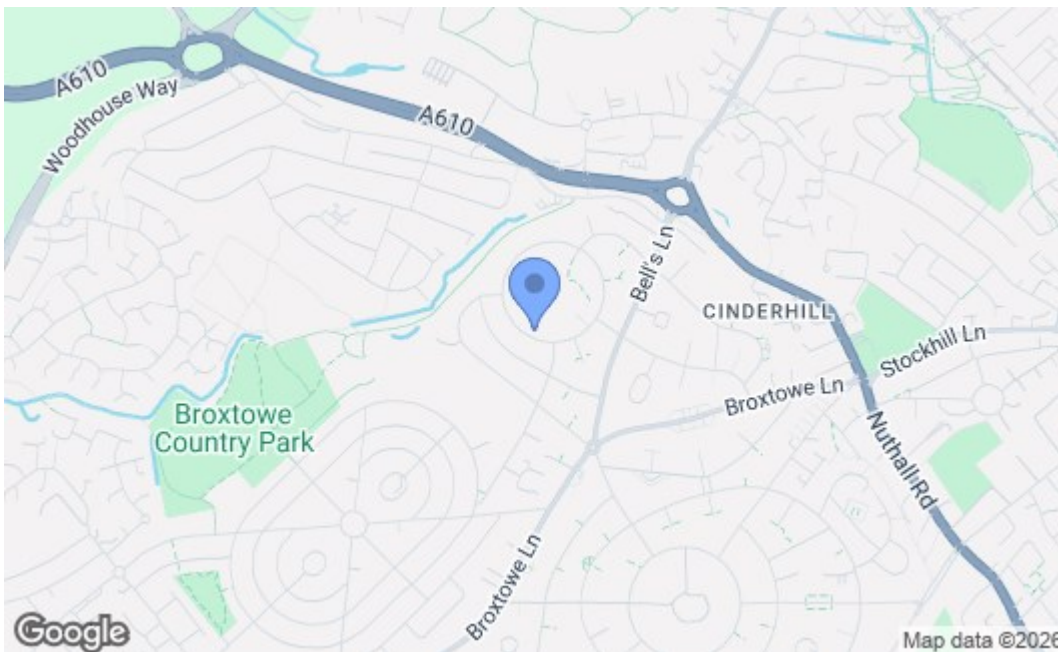
### Rear of Property

To the rear of the property there is a good sized enclosed rear garden being laid mainly to lawn with paved patio area and fencing to the boundaries, outdoor water tap, space for a shed, gated access to the side of the property.

### 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 5mbps 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	
(1-20) G			
Not energy efficient - higher running costs			
<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.