



Broxtowe Lane
Aspley, Nottingham NG8 5NF

A SPACIOUS THREE-BEDROOM END
TERRACED HOUSE.

Asking Price £165,000 Freehold



** A SPACIOUS THREE BEDROOM END TERRACED HOUSE. **

Tucked away on a quiet cul-de-sac with off-street parking and large rear garden; this property offers a great place for families to enjoy.

The accommodation comprises an entrance hall with a generous living room, fitted kitchen and a family bathroom to the ground floor. On the first floor, the landing provides access to three well-proportioned bedrooms.

Situated in this popular and convenient residential suburb close to local amenities, including schools, local shops and good transport facilities.

Suited to a wide range of buyers, including first-time buyers, young families and long-term buy to let property investors. Only on viewing the property internally can the accommodation be fully appreciated.

Benefitting from allocated parking, double glazing and in a clean and tidy condition being offered for sale with NO UPWARD CHAIN.



Entrance Hallway

UPVC double glazed entrance door to the side elevation leading to the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall mounted electrical consumer unit and smart meter. Carpeted staircase to the First Floor Landing. Internal door leading into the Living Room

Living Room

14'4 x 11'3 approx (4.37m x 3.43m approx)
UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading into the Kitchen

Kitchen

8'6 x 11'01 approx (2.59m x 3.38m approx)
UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation. Wall mounted radiator. Ceiling light point. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel sink and drainer unit with swan neck dual heat tap above. Integrated oven. 4 ring stainless steel gas hob with extractor unit above. Space and point for under the counter fridge freezer. Space and plumbing for an automatic washing machine. Wall mounted Baxi gas central heating combination boiler. Pantry cupboard with window to the side elevation. Internal door leading to the Bathroom

Bathroom

8'5 x 5'11 approx (2.57m x 1.80m approx)
UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with handheld shower head above, pedestal hand wash basin with dual heat tap and WC

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Internal doors leading into the Bedroom 1, 2 and 3

Bedroom 1

14'03 x 9'07 approx (4.34m x 2.92m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Internal door leading into the built-in cupboard with lighting

Bedroom 2

10'1 x 9'01 approx (3.07m x 2.77m approx)
UPVC double glazed window to the rear elevation. Carpeted

flooring. Wall mounted radiator. Ceiling light point. Internal door leading into the built-in cupboard with shelving

Bedroom 3

8' x 7'01 approx (2.44m x 2.16m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Front of Property

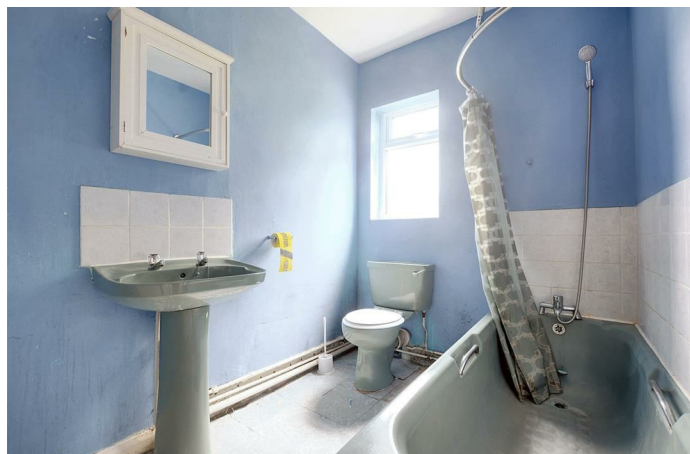
To the front of the property there is a large gated front garden, mostly laid to lawn with fencing and hedging surrounding. Secure gated access into the rear garden. Allocated parking space

Rear of Property

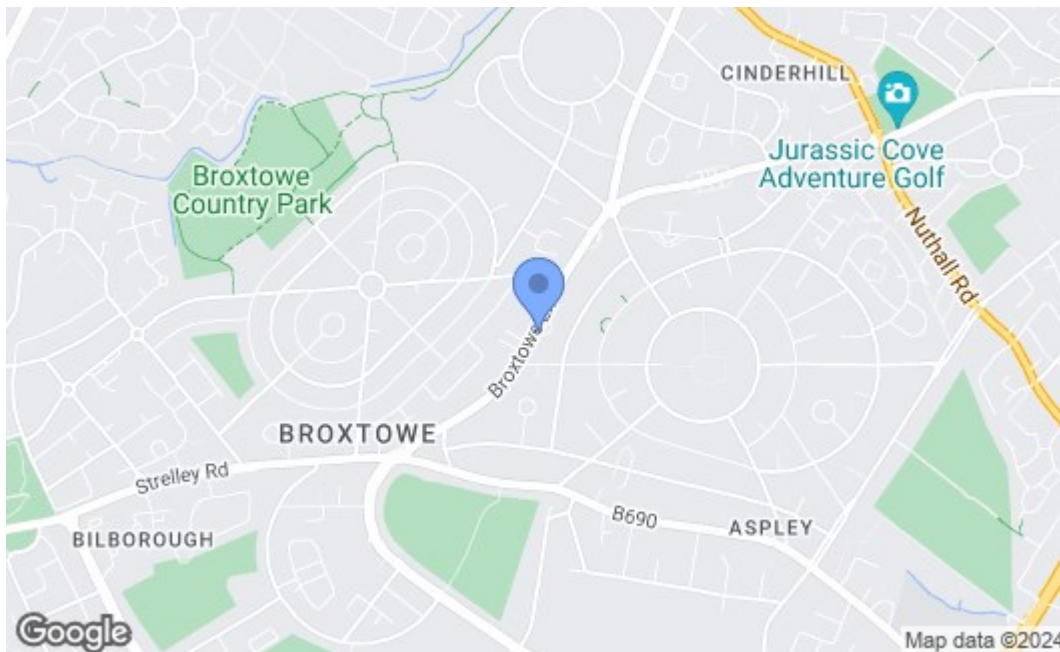
To the rear of the property there is an enclosed rear garden with a laid to lawn, shrubbery and trees with fencing surrounding. Access into the secure outside Timber Store

Agents Notes: Additional Information

Council Tax Band: A
Local Authority: Nottingham City
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.