Robert Ellis

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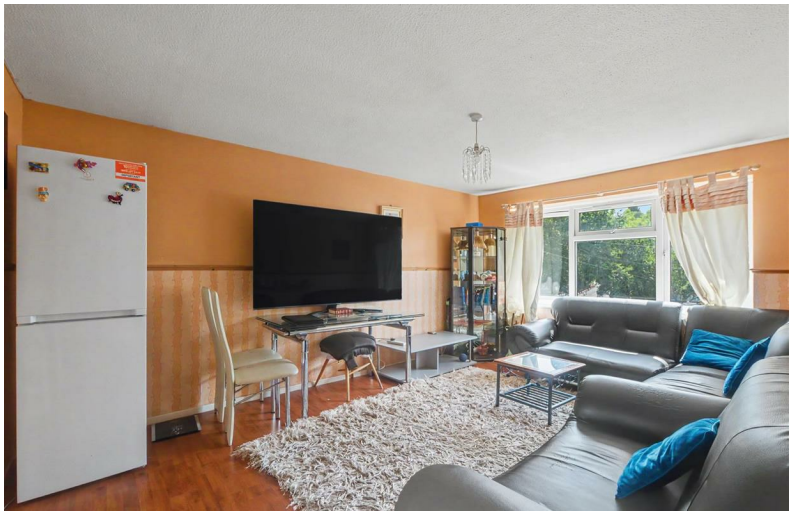

Luther Close
, Nottingham NG3 3PD

A SPACIOUS TWO BEDROOM
MAISONETTE WITH A PRIVATE ENTRANCE
IN A CONVENIENT NG3 LOCATION

Guide Price £100,000 Freehold

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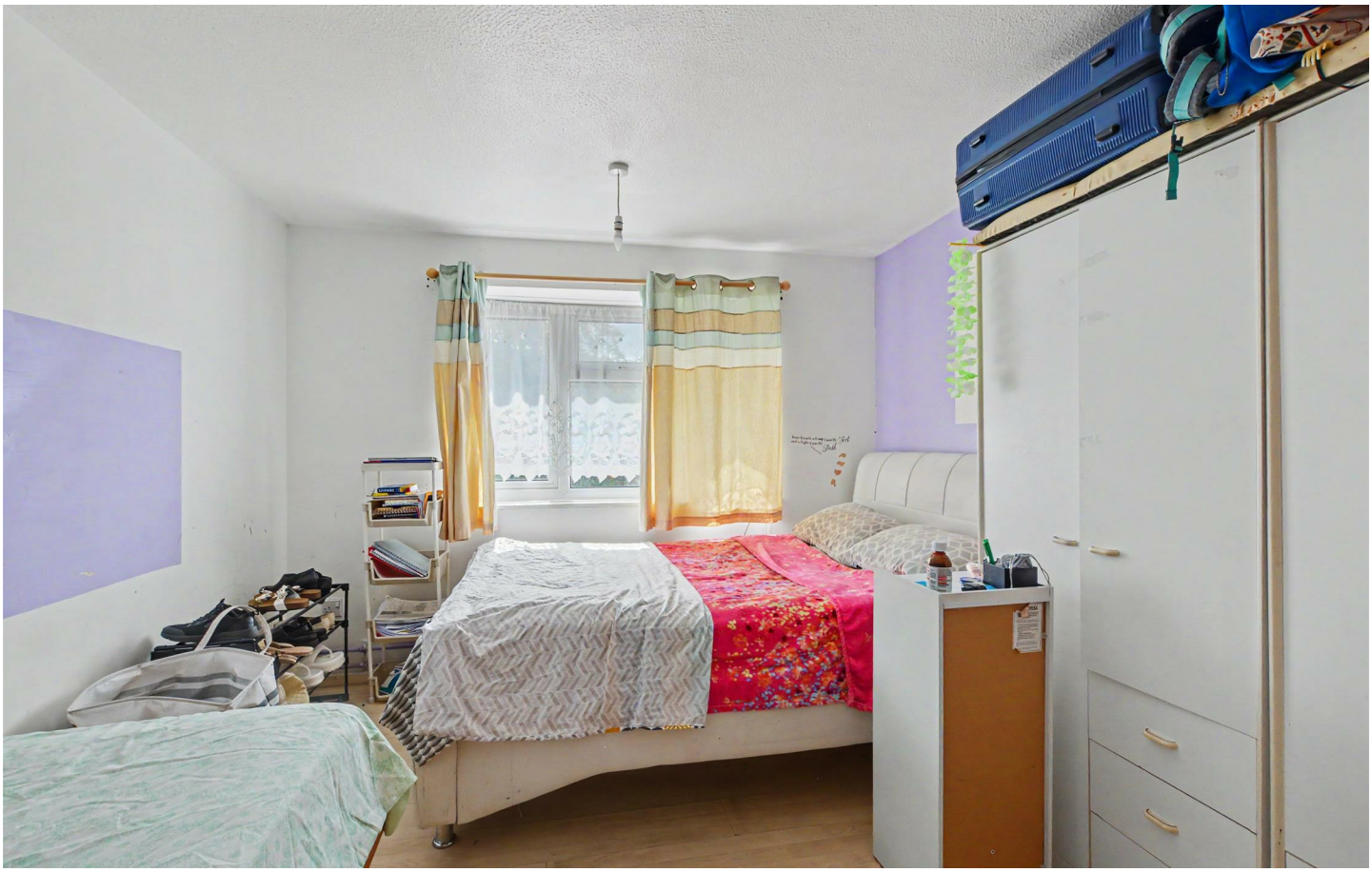


GUIDE PRICE £100,000 - £110,000

Robert Ellis Estate Agents are delighted to bring to the market this spacious two bedroom maisonette, situated in a convenient residential location within NG3. Offering generous accommodation throughout, well-proportioned rooms and excellent access to Nottingham City Centre, this property presents an ideal opportunity for first-time buyers, investors or those looking to downsize.

Accessed via its own private entrance, the property welcomes you into an entrance lobby with useful storage before stairs rise to the main living accommodation. The entrance hallway provides access to all principal rooms and benefits from additional storage and loft access.

The lounge is a bright and spacious reception room, enjoying pleasant views to the rear and offering ample space for both living and dining furniture, making it an ideal setting for relaxing or entertaining.

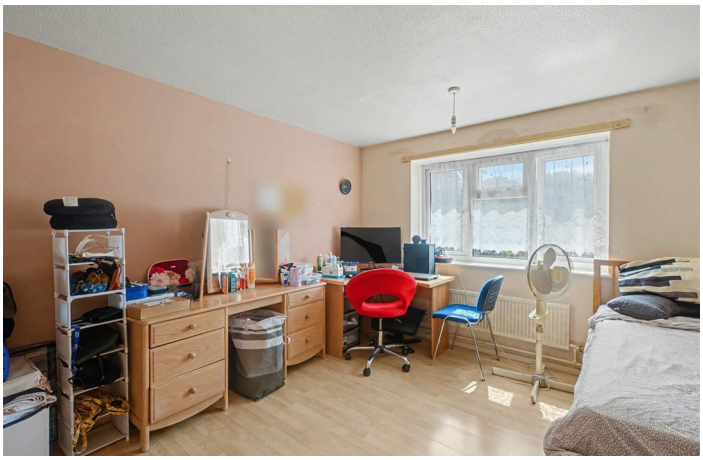
The fitted kitchen comprises a range of matching wall and base units with generous worktop space, room for appliances and practical storage, providing everything required for everyday living.

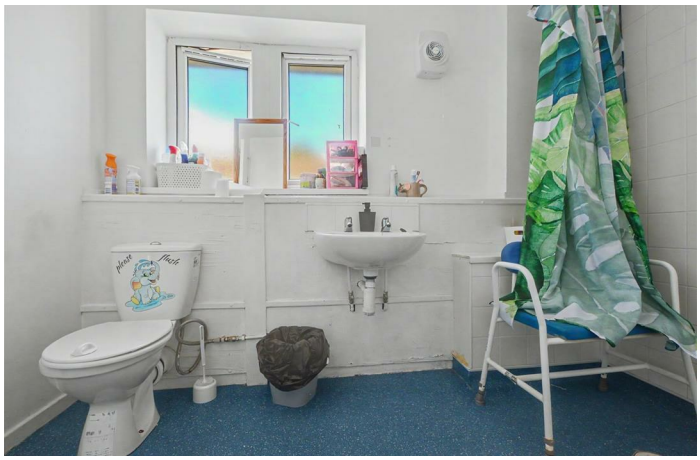
The property offers two well-proportioned double bedrooms, both benefiting from generous floor space and making the home equally suited to professionals, small families or those requiring a guest room or home office.

Completing the accommodation is a spacious shower room incorporating an electric shower, wash hand basin, WC and useful built-in storage cupboards.

Conveniently positioned close to local shops, schools and everyday amenities, the property also enjoys excellent transport links into Nottingham City Centre and is within easy reach of both Nottingham Trent University and the University of Nottingham, making it an attractive purchase for owner occupiers and investors alike.

An early viewing is highly recommended to fully appreciate the spacious accommodation and excellent potential this property has to offer.





Entrance Lobby
UPVC double glazed entrance door, carpeted flooring, staircase leading to the entrance hallway, storage cupboard.

Entrance Hallway
Laminate flooring, access to the loft, UPVC double glazed window to the front elevation.

Kitchen
8'84 x 9'91 approx (2.44m x 2.74m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and point for a cooker, space and plumbing for a washing machine, space and point for a tumble dryer, tiled splashbacks, wall mounted radiator, extractor fan, space and point for a fridge freezer, storage cupboards.

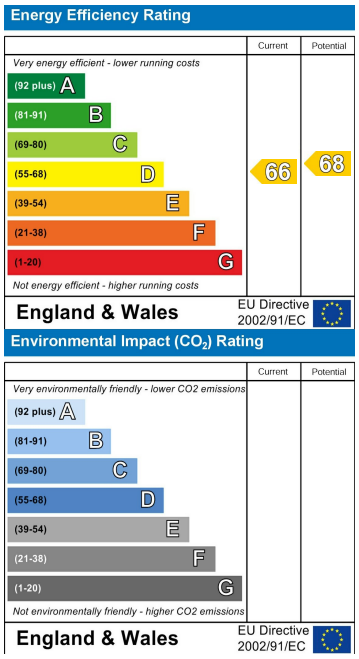
Lounge
15'80 x 11'24 approx (4.57m x 3.35m approx)
UPVC double glazed window to the rear elevation, laminate flooring, dado rail, wall mounted radiator.

Bedroom One
12'78 x 11'16 approx (3.66m x 3.35m approx)
UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, storage cupboard.

Bedroom Two
12'75 x 10'42 approx (3.66m x 3.05m approx)
UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator.

Shower Room
8'70 x 8'83 approx (2.44m x 2.44m approx)
UPVC double glazed windows to the front elevation, tiled splashbacks, electric shower, handwash basin with hot and cold taps, WC, wall mounted radiator, storage cupboards.

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 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



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.

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