Robert Ellis

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Melbourne Road
Aspley, Nottingham NG8 5HQ

TWO BEDROOM MID-TERRACE HOME WITH DRIVEWAY AND GOOD SIZE REAR GARDEN

Guide Price £160,000 Freehold

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GUIDE PRICE £160,000 - £170,000

A WELL-PRESENTED TWO BEDROOM MID-TERRACE HOME WITH OFF-ROAD PARKING AND AN ENCLOSED REAR GARDEN, MAKING THIS AN IDEAL PROPERTY FOR FIRST-TIME BUYERS, COUPLES OR INVESTORS.

Robert Ellis are pleased to bring to the market this well-presented two-bedroom mid-terrace home, which offers accommodation arranged over two floors and benefits from a driveway to the front providing off-road parking together with an enclosed garden to the rear.

The property is entered through the front door into the entrance hallway, where there is LVT flooring, a meter cupboard and stairs rising to the first floor. A panelled door leads through into the living room, which is a generous size and includes a window to the front, wall-mounted radiator, wall-hung fireplace, inset speakers and LVT flooring.

From the living room a door leads through into the fitted breakfast kitchen, which extends across the rear of the property. The kitchen is fitted with a range of wall and base units with work surfaces over, together with a sink and mixer tap. There is space for a Range-style cooker with extractor over, an American-style fridge freezer, washing machine and tumble dryer. A breakfast bar provides additional seating and a glazed door gives direct access into the rear garden.

To the first floor there are two bedrooms, with the main bedroom positioned to the front and benefiting from built-in wardrobes. Bedroom two overlooks the rear garden and the accommodation is completed by a modern four-piece bathroom including a panelled bath, separate rainfall shower enclosure, vanity wash hand basin and WC.

Outside, the property has a driveway to the front providing off-road parking with hedging to the boundaries and a pathway leading to the entrance door. To the rear there is an enclosed garden which is laid mainly to lawn with fencing and hedging to the boundaries, an Indian sandstone paved patio providing an ideal seating and entertaining area and a raised deck towards the rear.

The property benefits from mains gas central heating, mains services and is currently listed as Council Tax Band A.

AN EARLY VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION AND OUTSIDE SPACE THIS TWO BEDROOM MID-TERRACE HOME HAS TO OFFER.





Entrance Hallway
Double glazed door to the front elevation, meter cupboard, LVT flooring, staircase leading to the first floor landing, panelled door leading through to the living room.

Living Room
14'03 x 11'02 approx (4.34m x 3.40m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, inset speakers, wall hung fireplace, LVT flooring, panelled door leading through to the fitted kitchen.

Fitted Kitchen
8'6 x 17'03 approx (2.59m x 5.26m approx)
A range of wall and base units with worksurfaces over incorporating a sink with swan neck mixer tap over, space and point for a Range cooker with extractor hood over, recessed spotlights to the ceiling, wall light points, tiled splashbacks, tiling to the floor, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear, breakfast bar providing additional seating, wall mounted radiator, space and point for American style fridge freezer, space and plumbing for a washing machine, understairs storage space, space and point for a tumble dryer, wall mounted BAXI gas central heating combination boiler.

First Floor Landing
Loft access hatch, panelled doors leading off to:

Bedroom One
9'08 x 14'03 approx (2.95m x 4.34m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, built-in wardrobes.

Bedroom Two
8'11 x 10'1 approx (2.72m x 3.07m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling.

Bathroom
6'11 x 7'10 approx (2.11m x 2.39m approx)
UPVC double glazed window to the rear elevation, modern four piece suite comprising panelled bath with mixer shower attachment, shower enclosure with rain fall shower over, semi-recessed vanity wash hand basin with storage below, low level flush WC, tiling to the floor, tiled splashbacks, wall mounted radiator, recessed spotlights to the ceiling.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, hedges to the boundaries with pathway leading to the entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing and hedging to the boundaries, Indian sandstone paved patio area, raised rear deck.

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 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





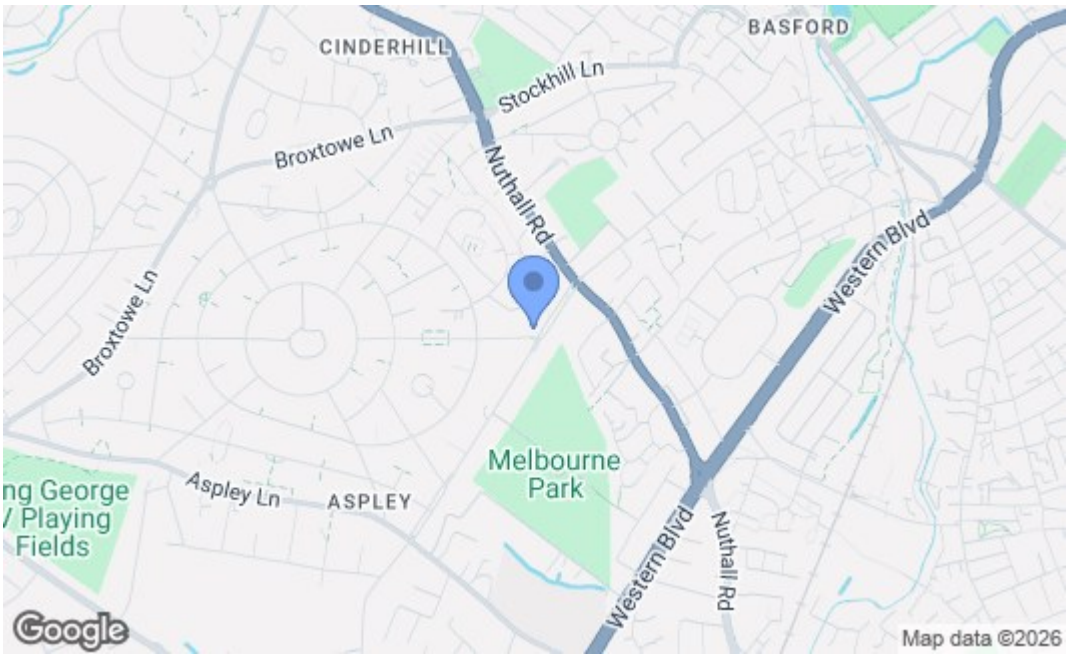


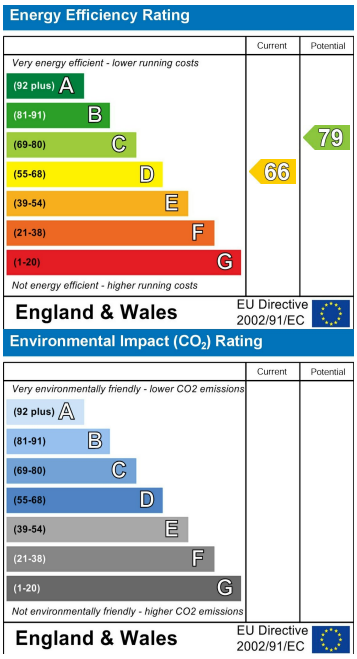












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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