



Saxon Green
Nottingham NG7 2LL

THREE BEDROOM END TERRACE
FREEHOLD HOME

Asking Price £240,000 Freehold



A WELL PROPORTIONED THREE BEDROOM END TERRACE HOME WITH A GENEROUS SIDE GARDEN, SEPARATE GARAGE AND PARKING, SITUATED IN A CONVENIENT NOTTINGHAM LOCATION.

Robert Ellis are pleased to bring to the market this three bedroom end terrace property which offers good size accommodation arranged over two floors and would make an ideal home for a first time buyer, family or investor.

The property is entered through a composite front door into the entrance hallway, with stairs rising to the first floor and access leading into the main ground floor accommodation.

The lounge is a good size reception room with windows providing plenty of natural light and an archway leading through to the kitchen. The kitchen offers a generous amount of space with room for dining and provides a practical and sociable area for everyday family living.

To the first floor, the landing provides access to three bedrooms and the bathroom. Bedrooms one and two are both well proportioned double rooms and benefit from built-in wardrobes, while bedroom three would make an ideal child's bedroom, nursery or home office. The bathroom is fitted with a panelled bath with electric shower over, W/C and wash hand basin.

Outside, one of the main features of the property is the generous side garden, providing useful outdoor space for seating, entertaining and general family use. The property also benefits from a separate garage and parking, offering valuable additional storage and off-road parking.

The property has mains gas heating, mains electricity, water and drainage and is within Council Tax Band C through Nottingham City Council.

An internal viewing is highly recommended to fully appreciate the size, position and outside space this end terrace home has to offer.



Entrance Hallway

Composite double glazed entrance door to the front elevation, carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted boiler, doors leading off to;

Lounge

11'5" x 15'1" approx (3.5 x 4.6 approx)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, laminate flooring, wall mounted radiator, recessed spotlights to the ceiling, archway leading through to the kitchen.

Kitchen

11'1" x 15'1" approx (3.4 x 4.6 approx)

UPVC double glazed window to the front elevation, UPVC double glazed bay window to the side elevation, wall mounted radiator, linoleum flooring, archway leading through to the lounge.

First Floor Landing

Carpeted flooring, access to the loft, wall mounted radiator, doors leading off to:

Bedroom One

12'5" x 11'5" approx (3.8 x 3.5 approx)

UPVC double glazed windows to the front and side elevations, carpeted flooring, wall mounted radiator, built-in wardrobe, recessed spotlights to the ceiling.

Bedroom Two

11'9" x 11'5" approx (3.6 x 3.5 approx)

UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobe, recessed spotlights to the ceiling.

Bedroom Three

8'6" x 8'2" approx (2.6 x 2.5 approx)

UPVC double glazed window to the side elevation, laminate flooring, wall mounted radiator, recessed spotlights to the ceiling.

Bathroom

8'2" x 4'11" approx (2.5 x 1.5 approx)

UPVC double glazed window to the side elevation, panelled bath with electric shower over, WC, handwash basin with mixer tap, wall mounted radiator, tiling to floor, tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

Outside

To the side of the property there is an enclosed rear garden being mainly laid to lawn, paved patio area, fencing to the boundaries.

To the front of the property there is a pathway leading to the front entrance door.

The property benefits from having a separate garage and parking.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

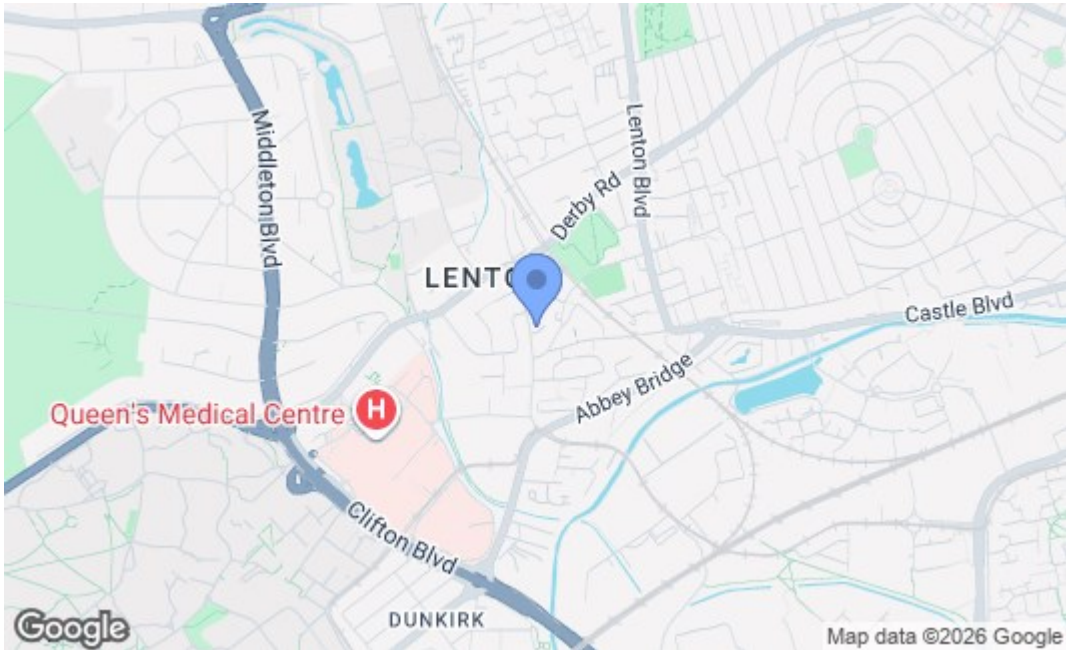
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		
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.