



**Heatherington Gardens  
Top Valley, Nottingham NG5 9EA**

**Guide Price £175,000 Freehold**

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A THREE-BEDROOM END OF TERRACE  
FAMILY HOME SITUATED IN TOP VALLEY,  
NOTTINGHAM**





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\*\* NO UPWARD CHAIN \*\*

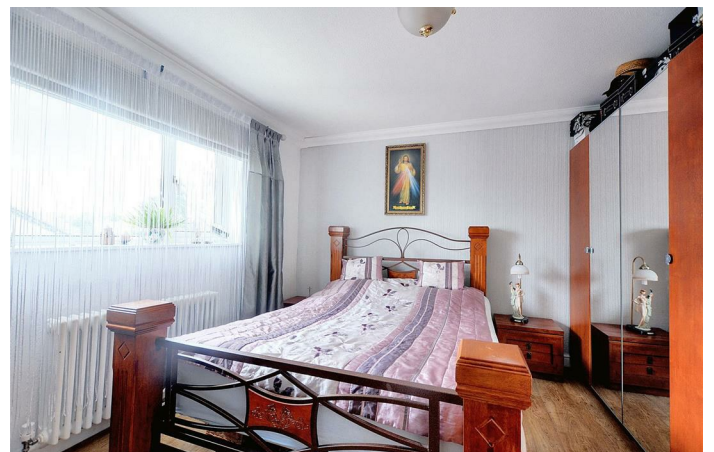
Robert Ellis Estate Agents are delighted to offer to the market this THREE-BEDROOM END OF TERRACE FAMILY HOME SITUATED IN TOP VALLEY, NOTTINGHAM.

The property is located a short drive away from Arnold Town centre offering many local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre, and surrounding villages/towns. You have West Glade Primary and Park Vale Academy within the area, making it ideal for families.

In brief the property comprises of an entrance hallway, living room, kitchen/diner, downstairs WC, conservatory, three bedrooms and a family bathroom.

To the front and rear there are enclosed gardens making it perfect for pet owners and children.

An early viewing is highly recommended to appreciate the accommodation on offer!





### Entrance Hallway

UPVC door with inset glazed panel to the front, laminate flooring, stairs to the first floor, coving to the ceiling, door to storage cupboard housing the combi boiler and doors to:

### Kitchen

9'2" x 10'2" max approx (2.8m x 3.12m max approx)  
Tiled flooring, range of wall, base and drawer units with work surfaces over, electric oven with a four ring gas hob above and extractor hood over, tiled splashbacks, washing machine, dishwasher and a double glazed window and door to the conservatory, space for a fridge freezer, coving to the ceiling.

### Dining Room

6'6", 21'6" max x 9'5" max (2.66m max x 2.89m max)  
Laminate flooring, wall mounted radiator, double glazed window to the rear, coving to the ceiling, double doors leading into Living Room.

### Living Room

13'7" x 10'5" approx (4.15m x 3.2m approx)  
Continuation of the laminate flooring, electric fire, double glazed window to the front and coving to the ceiling.

### Ground Floor WC

2'7" max x 5'2" max (0.79m max x 1.6m max)  
Tiled flooring, low flush w.c., vanity wash hand basin with mixer tap and tiled splashbacks.

### Conservatory

13'7" x 10'5" approx (4.15m x 3.2m approx)  
Laminate flooring, wall mounted radiator, box for the meters and double glazed windows and French doors to the rear.

### First Floor Landing

Carpeted flooring to the stairs, laminate flooring on the landing, two storage cupboards, loft access hatch and doors to:

### Bedroom 1

11'6" x 10'7" max (3.52m x 3.24m max )  
Wall mounted radiator, double glazed window to the front, coving to the ceiling.

### Bedroom 2

12'7" x 11'7" approx (3.86m x 3.55m approx)  
Laminate flooring, wall mounted radiator, double glazed window to the rear, coving to the ceiling.

### Bedroom 3

8'7" max x 11'1" max (2.64m max x 3.38m max)  
Laminate flooring, wall mounted radiator, double glazed window to the front.

### Bathroom

6'6" x 6'5" max (2m x 1.97m max)  
Tiled flooring, tiled splashbacks, heated towel rail, double glazed window to the rear, low flush w.c., wash hand basin, separate hot and cold taps, bath with shower attachment.

### Outside

To the front there is a lawned area with shrubs to the borders and fencing to the boundaries.

To the rear of the property there is a patio with steps leading down to a lawned area, two sheds, fencing to the boundaries. Further patio area with a gate giving access for bins.

### Council Tax

Nottingham Council Band A

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

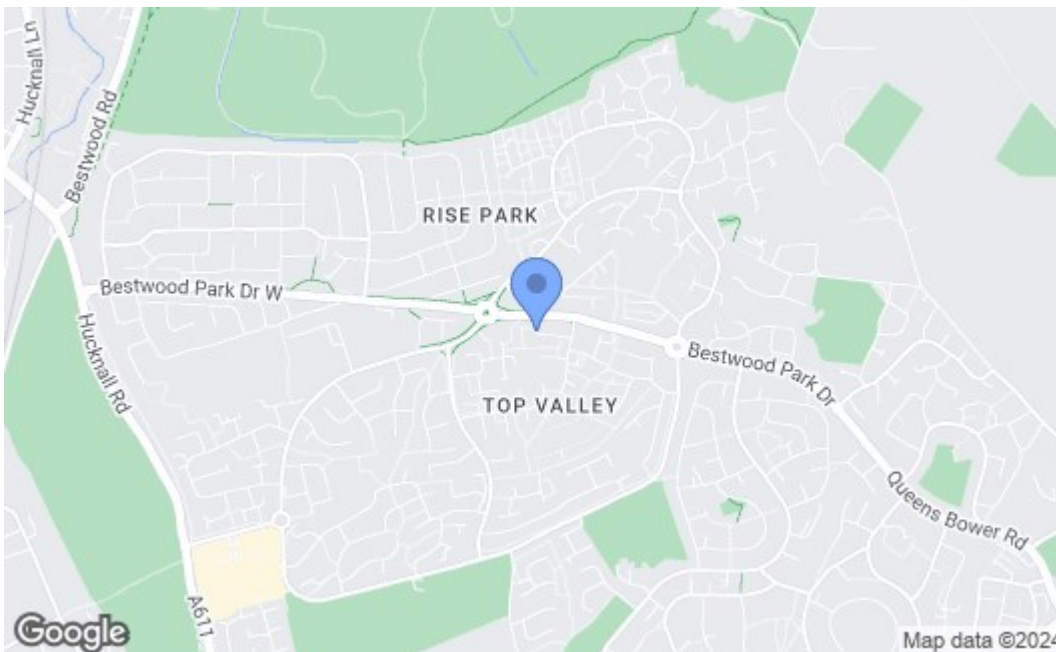
Non-Standard Construction – No

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			89
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.