



**Abbey Grove**  
**St Ann's, Nottingham NG3 3AU**

A MODERNISED, TWO BEDROOM,  
DETACHED FAMILY HOME SITUATED IN ST  
ANNS, NOTTINGHAM.

**Guide Price £170,000 Freehold**



\*\* GUIDE PRICE £170,000 - £180,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE, TWO BEDROOM DETACHED HOME situated in St Anns, Nottingham.

The home has undergone a full renovation throughout, allowing prospective buyers to move in with ease.

It is ideally located with transport links into Nottingham City centre and surrounding towns. You also have access to local amenities within walking distance.

Upon entry, you are welcomed into the hallway which leads through to the open plan lounge diner, kitchen with fitted units and access into the cellar. Stairs lead to landing, first bedroom, second bedroom and modern family bathroom benefitting from a three piece suite.

To the rear is an enclosed, low maintenance garden which is fully paved. The front offers a low maintenance small garden also.

A viewing is a MUST with this GREAT OPPORTUNITY- Contact the office now to arrange your viewing before it is too late!



### Entrance Hallway

Carpeted flooring leading to laminate flooring. Ceiling light point. Wall mounted radiator. Coving to the ceiling. Carpeted staircase to the First Floor Landing. Internal door leading to the Lounge Diner.

### Lounge Diner

26'0" x 11'0" approx (7.94 x 3.37 approx)

Double glazed bay fronted window to the front elevation. Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiators. Ceiling light points. Coving to the ceiling. Built-in storage cupboard. Internal door leading into Kitchen

### Kitchen

7'7" x 10'9" approx (2.32 x 3.28 approx)

UPVC door to the side elevation leading to the enclosed rear garden. Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel double sink and drainer unit with swan neck dual heat tap. Integrated electric oven. 4 ring gas hob with extractor unit above. Wall mounted boiler unit. Internal door leading down to Basement.

### First Floor Landing

Laminate flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

14'5" x 11'0" approx (4.41 x 3.37 approx)

Double glazed windows to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard.

### Bedroom 2

8'7" x 11'10" approx (2.62 x 3.63 approx)

Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Family Bathroom

10'6" x 9'9" approx (3.21 x 2.98 approx)

Double glazed windows to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted radiator. Recessed spotlights to the ceiling. White 3 piece suite comprising of a panel bath with dual heat tap and shower above, pedestal wash hand basin with dual heat tap above and a low level WC

### Basement Hallway

Access into Basement Room 1 & 2

### Basement Room 1

12'5" x 13'1" approx (3.8 x 4 approx)

Wall mounted radiator. Ceiling light point.

### Basement Room 2

15'5" x 17'0" approx (4.7 x 5.2 approx)

Ceiling light point

### Front of Property

To the front of the property there is a low maintenance front garden with brick wall surrounding. On road permit parking

### Rear of Property

To the rear of the property there is an enclosed rear garden with steps leading to a large low maintenance paved patio with fencing surrounding

### Council Tax

Local Authority Nottingham

Council Tax band A

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Mains Fuel: 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 – High

Flood Defences – No

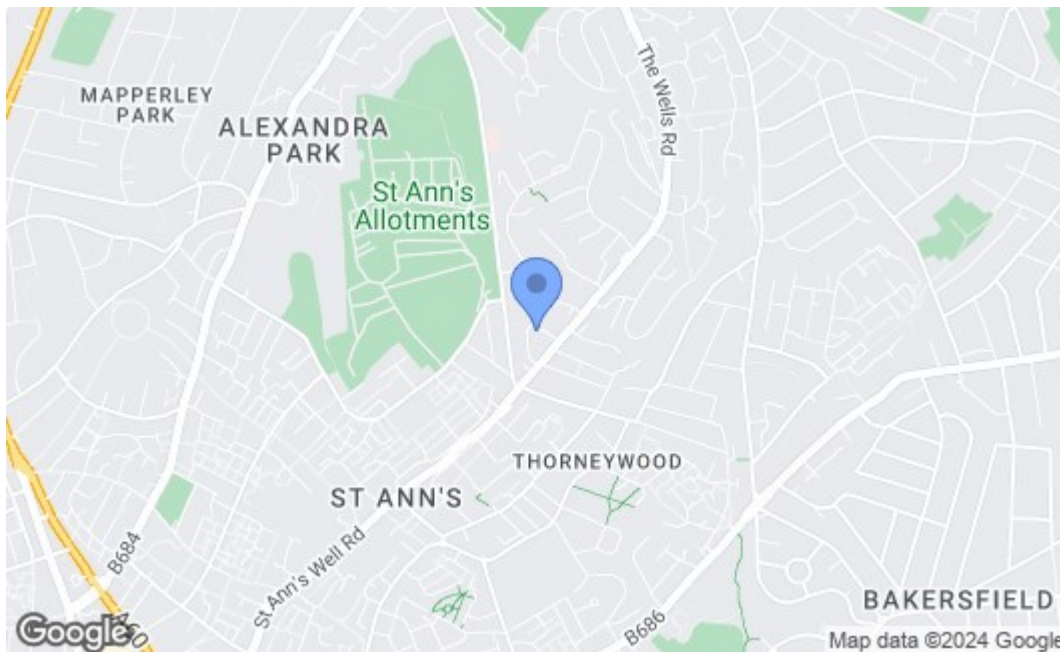
Non-Standard Construction – No

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			
(81-91) B			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.