



**Edginton Street
Thorneywood, Nottingham NG3 3EB**

Asking Price £190,000 Freehold

A SPACIOUS TWO BEDROOM SEMI-
DETACHED FAMILY HOME SITUATED IN
THORNEYWOOD, NOTTINGHAM



** MOVE STRAIGHT IN **

Robert Ellis Estate agents are delighted to offer to the market this TWO BEDROOM SEMI-DETACHED home situated in Thorneywood, Nottingham.

The property is located a stone's throw away from Mapperley Top, accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, approximately a 20-minute walk from Nottingham City centre and a short drive from surrounding villages/towns.

This home briefly comprises of; entrance hall, bay fronted lounge with wood burner, dining room and fitted kitchen, TWO DOUBLE bedrooms and a family bathroom with a three-piece suite along with a separate WC. The property also benefits from having modern gas central heating, double glazing and an enclosed rear garden.

An early viewing on this home is highly recommended to appreciate the accommodation on offer. Contact the office to arrange your viewing today.



Entrance Hallway

8'9" x 3'1" approx (2.67m x 0.94m approx)

Wooden single glazed opaque front entrance door. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Panel doors leading into the lounge and dining room.

Lounge

11'1" x 13'3" approx (3.38m x 4.04m approx)

UPVC double glazed sectional bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Feature cast iron multi fuel log burner with stone hearth.

Dining Room

15'5" x 14'8" approx (4.70m x 4.47m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Picture rail. Decorative fireplace. Built-in under stairs storage cupboard providing useful additional storage space (1.10 x 0.85 m approx) Panel door leading into the kitchen.

Kitchen

13'5" x 8'7" approx (4.09m x 2.62m approx)

UPVC double glazed window to the side elevation. Wooden rear door leading to the rear garden. Wall mounted double radiator. Tiled splashbacks. Recessed spotlights to the ceiling. A range of matching wall and base units incorporating laminate worksurfaces above. 1.5 bowl stainless steel sink with dual heat tap. Space and point for a gas cooker with extractor fan above. Space and plumbing for an automatic washing machine. Space and point for a fridge freezer. Space and point for a tumble dryer.

First Floor Landing

19'2" x 6'11" approx (5.85 x 2.12 approx)

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into bedrooms 1, 2, family bathroom and the separate WC.

Bedroom 1

11'07" x 15'3" approx (3.53m x 4.65m approx)

2 x UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature fireplace incorporating cast iron surround with original tiled hearth.

Bedroom 2

12'7" x 11' 06" approx (3.84m x 3.35m 1.83m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature fireplace incorporating cast iron surround. Fitted wardrobes. Built-in storage cupboard (0.89 x 0.72 m approx.) housing the combination boiler providing hot water and central heating to the property.

Family Bathroom

8'5" x 8'8" approx (2.59 x 2.66 approx)

UPVC double glazed opaque window to the rear elevation. Linoleum floor covering. Wall mounted radiator. Partially tiled walls. Ceiling light point. 3-piece suite comprising of a semi freestanding panel bath with dual heat tap and shower attachment over, walk-in quadrant shower enclosure with mains fed shower above and a vanity hand wash basin with storage cupboards below. Extractor fan.

Separate WC

6'2" x 4'6" approx (1.88m x 1.37m approx)

UPVC double glazed opaque window to the side elevation. Vinyl flooring. Wall mounted radiator. Ceiling light point. Hand wash basin with dual heat tap and storage cupboards below. Low level flush WC.

Front of Property

To the front of the property there is a low maintenance garden with a pathway to the front entrance door, stone wall to the boundary and a paved front garden.

Rear of Property

To the rear of the property there is an enclosed rear garden with a decking area which leads to artificial laid to lawn, a paved patio area, space for a shed, fencing, trees and hedging to the boundaries, external security lighting, water faucets and secure gated access to the side.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.