

# Robert Ellis

*look no further...*



Honiton Road,  
Strelley, Nottingham  
NG8 6JP

**£170,000 Freehold**

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A THREE BEDROOM END-TERRACED PROPERTY WITH OFF-STREET PARKING VIA A DRIVEWAY TO THE FRONT AND ENCLOSED REAR GARDEN. CONSERVATORY

Robert Ellis are pleased to bring to market this three double bedroom end terrace property with large driveway to the front with an enclosed rear garden with garage for storage at the rear. With amenities all close by, the property would suit a range of buyers from first time buyers to families looking to up size. For the space on offer, we suggest any interested parties arrange a viewing at the earliest convenience!

In brief, the ground floor of the property consists of entrance hall, living room, fitted breakfast kitchen, conservatory along with access to the rear garden. The first floor homes three bedrooms and a three piece bathroom. The exterior of the property benefits from off-street parking via driveway to front and an enclosed low maintenance rear garden.

The property located within the sought after NG8 postcode, ideal for a range of buyers. Brocklewood Primary and Nursery School and Bluecoat Beechdale Academy are both within a mile of the property along with Broad Oak Medical Practice and Bilborough Dental Practice for health needs. Close proximity to King George V Playing Fields, Bilborough Park and Harvey Hadden Sports Village. Asda Supermarket and Strelley Road Library are also within a short distance to the property.





### Entrance Hall

3'3" x 3'7" approx (1m x 1.1m approx)

UPVC double glazed door to the side with inset glazed panel, ceiling light, stairs to the first floor and door to:

### Lounge

15'1" x 11'11" approx (4.6m x 3.65m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light, radiator, TV point and built-in storage either side of the fireplace.

### Kitchen Diner

18'3" x 9'3" approx (5.57m x 2.82m approx)

The kitchen diner consists of three UPVC double glazed windows to the rear, one looking into the lean-to conservatory, vinyl tiled flooring, ceiling light and radiator, Worcester Bosch combi boiler, wooden style wall, drawer and base units to four walls with laminate work surfaces, tiled splashbacks, breakfast bar, space for a washing machine and tall free standing fridge freezer, integrated oven and grill, four ring gas hob and extractor over, spaces for a dishwasher and tumble dryer. Door to:

### Conservatory

11'1" x 8'10" approx (3.4m x 2.7m approx)

Corrugated roof and UPVC double glazed windows to the rear.

### First Floor Landing

4'11" x 4'5" approx (1.51m x 1.35m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch and doors to:

### Bedroom 1

11'5" x 9'8" approx (3.48m x 2.95m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom 2

11'9" x 8'11" approx (3.59m x 2.72m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in cupboard and a dado rail.

### Bedroom 3

8'2" x 8'10" approx (2.51m x 2.7m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bathroom

6'4" x 6'10" approx (1.94m x 2.1m approx)

Obscure UPVC double glazed window to the side, three piece suite comprising of a low flush w.c., pedestal wash hand basin, panelled bath with hand held mains fed shower, ceiling light, tiled splashbacks and vinyl flooring.

### Garage

11'9" x 16'0" approx (3.6m x 4.9m approx)

Concrete panelled detached garage with power and light.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 1mbps Superfast 160mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Outside

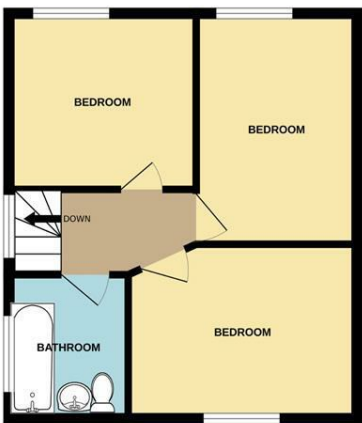
To the front, there is a large driveway and to the rear, there is an enclosed low maintenance garden with artificial grass and patio.



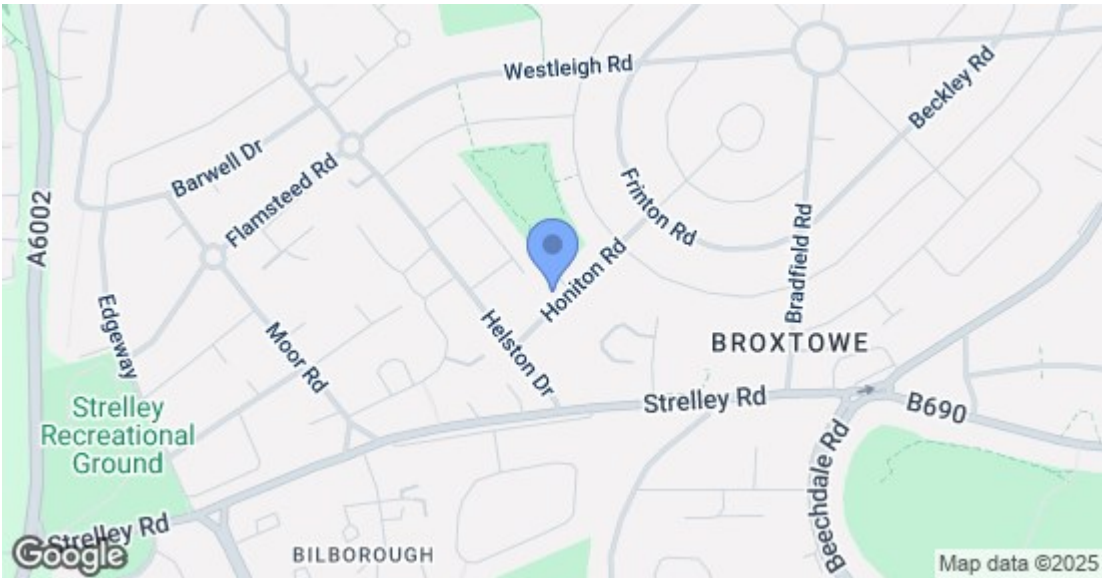


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <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		
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.