



**Northern Drive
Trowell, Nottingham NG9 3QN**

Guide Price £200,000 Freehold

A THREE BEDROOM DETACHED HOUSE IN
NEED OF MODERNISATION & REPAIR.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRUE BLANK CANVAS OF A PROPERTY WHICH IS A THREE BEDROOM DETACHED HOUSE SITTING ON A CORNER PLOT IN TROWELL BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance porch (in need of repair), spacious living room and full width dining kitchen. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a relatively modern and recently installed combination boiler, uPVC double glazing, off-street parking to the side, gardens to the front, side and rear.

As previously mentioned, the property is in need of general modernisation and improvement throughout but would make a great starter home or project for someone looking for a property within this village location.

The property is situated amongst a trio of roads within close proximity of nearby village school, great transport links to and from the surrounding area and the nearby shops, services and amenities in Stapleford, Beeston and Ilkeston.

We believe the property will make an ideal investment opportunity or starter project and highly recommend an internal viewing.



ENTRANCE PORCH

5'10" x 3'6" (1.78 x 1.08)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door, a further panel and glazed internal door to the living room.

LIVING ROOM

16'9" x 13'7" (5.13 x 4.15)

Double glazed window to the front, two radiators, decorative brick fireplace to one wall, media points, open tread staircase rising to the first floor, sliding internal door to the dining kitchen.

DINING KITCHEN

16'9" x 9'7" (5.13 x 2.94)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with worktop space and single sink and draining board with tiled splashbacks. Space for under-counter kitchen appliances, wall mounted (relatively modern) gas fired combination boiler for central heating and hot water purposes, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed side exit door to outside. Opening through to the dining area where there is ample space for dining table and chairs, radiator, double glazed window to the rear.

FIRST FLOOR LANDING

Double glazed window to the side, storage cupboard, doors to all bedrooms and bathroom.

BEDROOM ONE

12'10" x 10'3" (3.92 x 3.13)

Double glazed window to the front, radiator.

BEDROOM TWO

10'5" x 8'8" (3.18 x 2.65)

Double glazed window to the rear, radiator, media points, fitted full height double storage cupboard/wardrobe.

BEDROOM THREE

6'3" x 5'10" (1.91 x 1.80)

Double glazed window to the front, radiator, loft access point.

BATHROOM

6'1" x 6'0" (1.87 x 1.83)

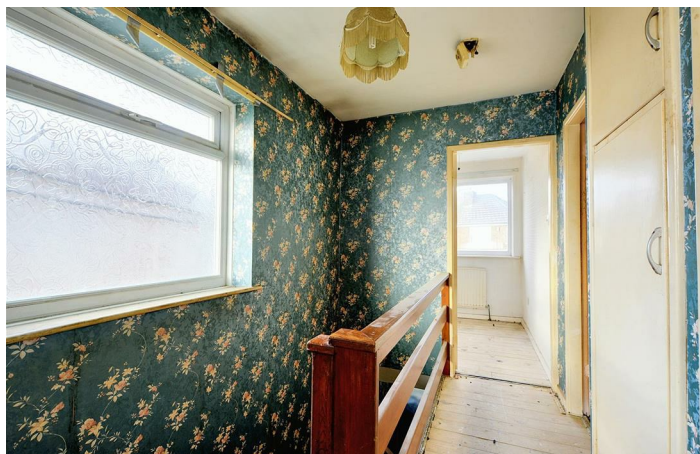
Three piece suite comprising bath, wash hand basin, low flush WC. Double glazed window to the rear, wall mounted bathroom cabinet, partial wall tiling, radiator.

OUTSIDE

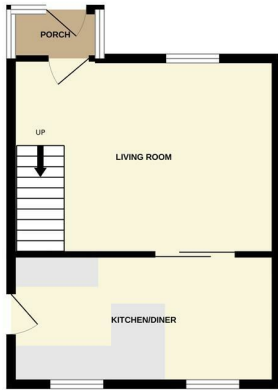
The property has gardens to the front, side and rear. The front with decorative brick wall to the boundary line and pathway providing access to the front entrance porch. The front garden is relatively overgrown housing a variety of bushes, shrubs, trees and plants. The garden then opens out to the side where the left hand side also incorporates garden lawn and pathway to the driveway with gated pedestrian access into the rear garden. The driveway is accessed from the side, lowered kerb entry point to a tarmac driveway providing off-street parking with a potential to create further hard standing (if required). The enclosed right hand side and rear gardens are split with an initial courtyard seating area to the rear of the gated access from the driveway. The rest of the garden is both lawn with rockery housing a variety of bushes and shrubbery.

DIRECTIONAL NOTE

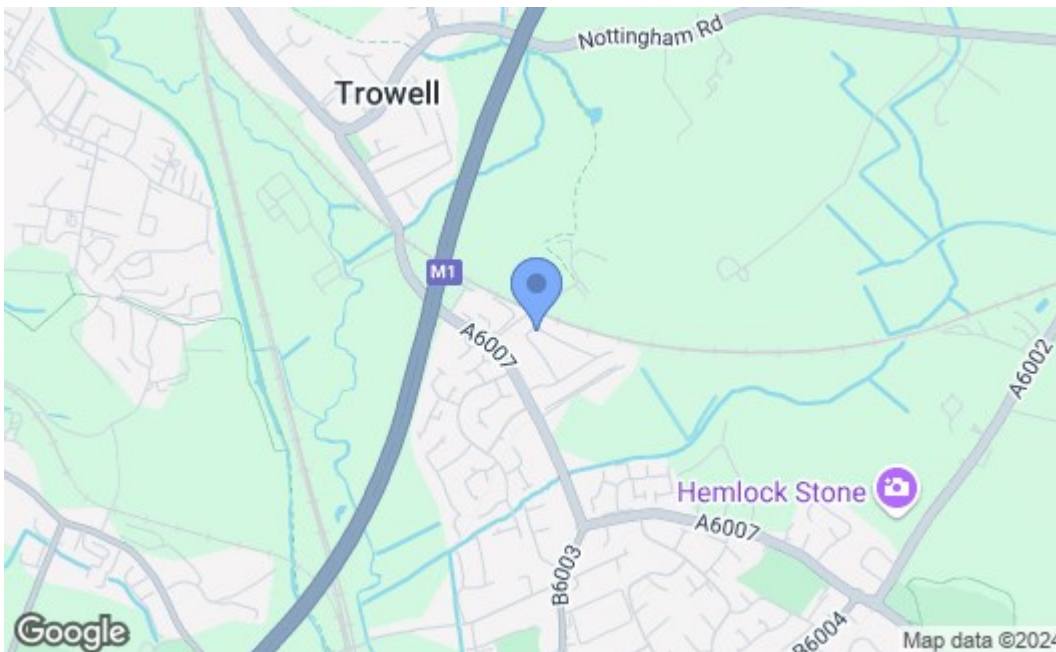
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and head in the direction of Trowell. At the mini island, turn left and continue towards Trowell Garden Centre, before taking an eventual right hand turn onto Trowell Grove. Pass the turning for Wortley Avenue and take eventual left hand turn onto Northern Drive. The property can be found on the left hand corner, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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.