



Kingsbury Drive  
Aspley, Nottingham NG8 3EP

**£225,000 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM DETACHED HOUSE OFFERED  
FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted front living room, dining room, conservatory and kitchen. The first floor landing then provides access to three bedrooms, bathroom and WC.

The property also benefits from gated off-street parking, enclosed rear garden and detached pitched roof brick built garage.

The property is in need of general modernisation and improvement throughout. However, this offers the opportunity for the purchaser to create their own long term family home.

The property is located within close proximity of King George V playing field, excellent nearby schooling including Blue Coat Academy, whilst also providing good transport links to both hospitals, good road networks and junctions, as well as localised roots providing access to shops, services and amenities.

We highly recommend an internal viewing.



### ENTRANCE HALL

14'6" x 5'10" (4.44 x 1.78)

Panel entrance door, aluminium and wood framed double glazed windows to the front and side, staircase rising to the first floor, radiator, electrical box. Doors to living room and dining room and kitchen.

### LIVING ROOM

13'11" x 12'0" (4.25 x 3.67)

Aluminium and wooden framed double glazed bay window to the front, curved bay radiator, media points, tiled fireplace.

### DINING ROOM

11'5" x 9'11" (3.50 x 3.03)

Sliding double glazed patio doors opening out to the conservatory (with fitted blinds), radiator, media points, central fireplace incorporating provision for coal gas fire.

### CONSERVATORY

12'9" x 10'4" (3.91 x 3.16)

Brick and double glazed construction with pitched roof and double glazed window to both the side and the rear (with fitted blinds), double glazed French doors opening out to the rear garden (with fitted blinds), wall light points, media points, tiled floor.

### KITCHEN

9'10" x 8'2" (3.01 x 2.49)

The kitchen comprises a matching range of fitted base and wall storage cupboards with laminate style roll top work surfaces incorporating single sink and draining board with central mixer tap, fitted four ring hob with extractor over and oven beneath, plumbing and space for under-counter washing machine and/or dishwasher, boiler cupboard housing the gas fired boiler, aluminium and wood framed double glazed windows to both side and rear, panel exit door to outside, tiling to the walls. Door to walk-in pantry with shelving, lighting and aluminium/wood framed double glazed window to the side.

### FIRST FLOOR LANDING

Aluminium and wood framed double glazed window to the side on the hearth landing, loft access point, radiator. Doors to all bedrooms, bathroom and WC.

### BEDROOM ONE

12'3" x 12'1" (3.74 x 3.69)

Aluminium and wood framed double glazed bay window to the front, curved bay radiator, range of fitted wardrobes and overhead storage cupboards to one wall.

### BEDROOM TWO

11'6" x 10'5" (3.51 x 3.19)

Aluminium and wood framed double glazed window to the rear overlooking the rear garden, radiator.

### BEDROOM THREE

7'5" x 6'2" (2.27 x 1.88)

Aluminium and wood framed double glazed window to the front, wall mounted storage cupboards and display shelving. (Please note : there is no central heating/radiator in this room).

### BATHROOM

8'4" x 6'11" (2.55 x 2.11)

Two piece suite comprising panel bath with electric shower over and wash hand basin. Tiling to the walls, aluminium and wood framed double glazed windows to the side and rear, wall mounted bathroom cabinet, heated towel radiator, airing cupboard housing hot water cylinder with shelving space above.

### SEPARATE WC

4'11" x 2'8" (1.51 x 0.82)

Housing a low flush WC with aluminium and wood framed double glazed window to the side, tiled walls,

### OUTSIDE

To the front of the property there is a gated entrance to a paved frontage and driveway leading down the left hand side of the property providing off-street parking. This proceeds through double gates to the rear garden and detached garage. The front garden has planted borders housing a variety of bushes and shrubbery to the boundary line. External lighting point and gas meter box.

### TO THE REAR

Beyond the double pedestrian gates from the front the matching paving continues providing access to the detached brick built garage via double opening doors to the front. The garden then opens out to the rear where there is a continuation of the paving providing an excellent patio seating area (ideal for entertaining) leading onto a shaped garden lawn and flowerbed housing a variety of bushes, shrubs, trees and plants. To the foot of the plot there is a greenhouse. There is a personal access door into the rear part of the garage, external water tap.

### DETACHED GARAGE

8'3" x 18'0" (2.54 x 5.5)

Double doors to the front, double glazed window to the side, uPVC personal access door to the side, pitched roof brick built garage.

### COUNCIL TAX

Nottingham City Council Band C.

### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

Flood Risk : Rivers & Sea - Very Low, Surface Water - Very Low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



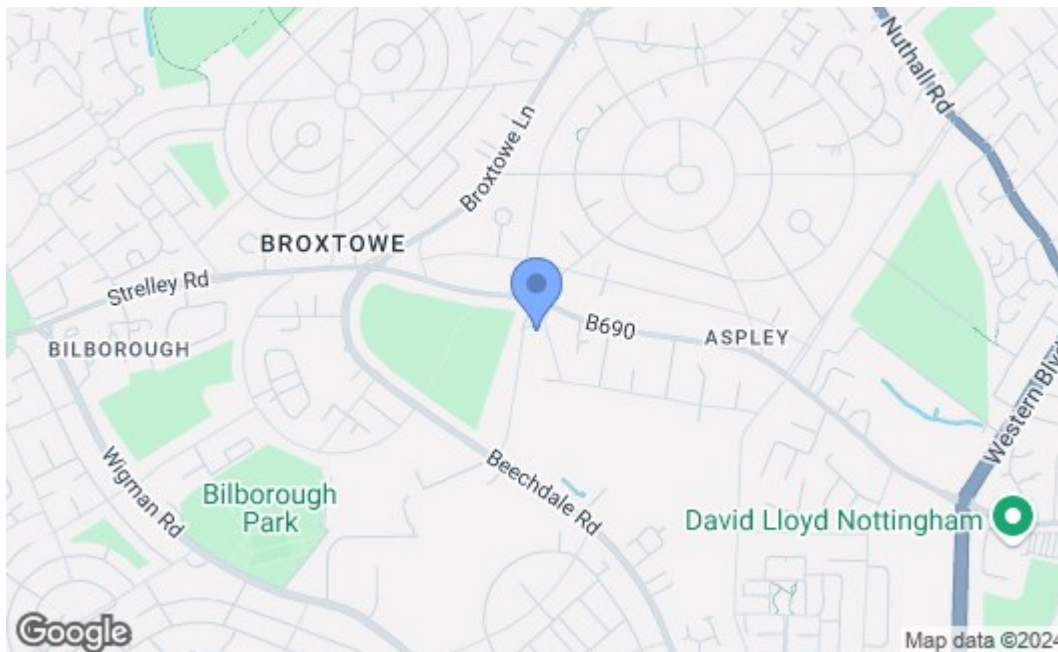
GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA - 1051 sq.ft. (97.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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>			
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	

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