



**Wyndham Mews
, Nottingham NG3 5BL**

**A SPACIOUS TWO BEDROOM GROUND
FLOOR MAISONETTE FOR SALE IN
NOTTINGHAM!**

Asking Price £175,000 Leasehold



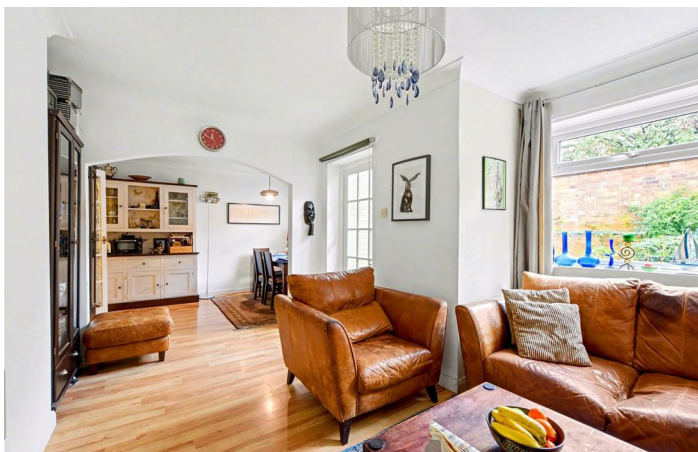
Robert Ellis Estate Agents are delighted to bring to the market this deceptively spacious two-bedroom ground floor maisonette, perfectly positioned in a highly sought-after location just a stone's throw from Nottingham city centre.

Offering generous accommodation throughout, the property benefits from its own private entrance which opens directly into a well-appointed kitchen, leading through to an inner hallway providing access to all principal rooms. There is a bright and spacious lounge/diner, ideal for both relaxing and entertaining, two well-proportioned bedrooms, and a family bathroom. The property also boasts plentiful built-in storage, enhancing its practical layout.

Externally, the maisonette enjoys the rare advantage of a private enclosed rear garden, ideal for outdoor seating or low-maintenance gardening, along with a separate external store and a garage, providing excellent additional storage and parking options.

The location is second to none, with superb access to local amenities and excellent transport links, including bus and tram routes offering easy access in and out of the city centre, making this an ideal purchase for first-time buyers, investors, or those looking to downsize without compromise.

Early viewing is highly recommended to fully appreciate the space, location, and features on offer—properties of this type and position are rarely available, so do not miss out!



Kitchen

9'36 × 7'52 approx (2.74m × 2.13m approx)

UPVC entrance door to the front elevation leading into the kitchen comprising a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with gas hob over and extractor hood above, integrated dishwasher, tiled splashbacks, space and point for a freestanding fridge freezer, wall mounted radiator, tiled flooring, UPVC double glazed window to the front elevation, internal glazed door leading through to the hallway.

Hallway

Laminate flooring, storage cupboard, wall mounted radiator, doors leading off to:

Open Plan Lounge Diner

23'64 × 11'44 approx (7.01m × 3.35m approx)

Two UPVC double glazed windows to the rear elevation, laminate flooring, wall mounted radiators, coving to the ceiling, glazed door leading through to the rear porch.

Rear Porch

UPVC double glazed doors leading out to the rear garden, internal glazed door leading through to the lounge diner.

Bathroom

7'51 × 7'18 approx (2.13m × 2.13m approx)

UPVC double glazed window to the rear elevation, panelled bath with mixer tap and electric shower over, WC, handwash basin with mixer tap over, chrome heated towel rail, tiled splashbacks, tiled flooring, space and plumbing for a washing machine.

Bedroom One

12'46 × 11'07 approx (3.66m × 3.53m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator.

Bedroom Two

8'51 × 11'43 approx (2.44m × 3.35m approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, a range of mature plants and shrubbery planted to the borders, fenced and walled boundaries, side gated access to the front of the property.

Front of Property

To the front of the property there is a shared driveway giving access to the property, access to the garage and access to the store.

Store

2'71 × 3'68 approx (0.61m × 0.91m approx)

Garage

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

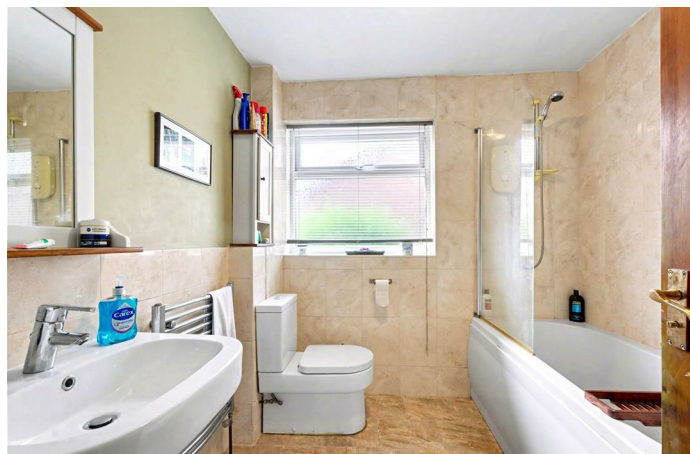
Flood Risk: No flooding in the past 5 years

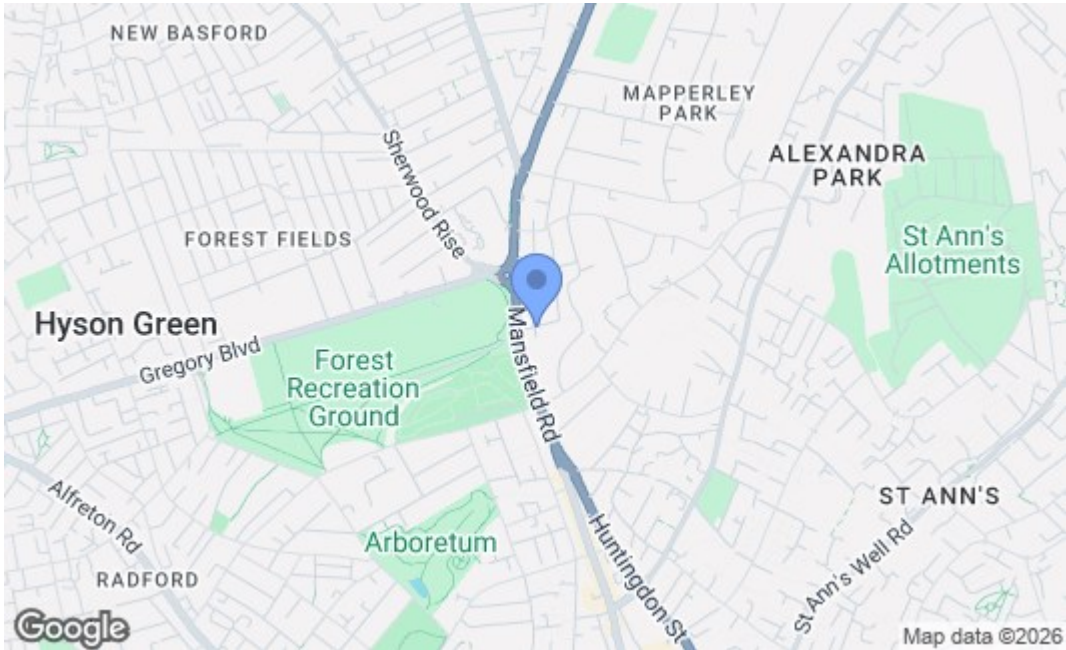
Flood Defences: No

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		
(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 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.