Robert Ellis

*look no further. . .*








# Gwndy Gardens
## Top Valley, Nottingham NG5 9HG

TWO BEDROOM END-TERRACED HOME
OCCUPYING A GENEROUS CORNER PLOT

**£170,000 Freehold**

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Robert Ellis Estate Agents are delighted to offer to the market this two bedroom end-terraced home, situated on Gwndy Gardens in the popular residential area of Top Valley, Nottingham.

The property offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, young families or investors alike. Conveniently positioned within easy reach of local shops, schools, supermarkets and transport links, the property provides access to Arnold, Nottingham City Centre and surrounding areas.

Upon entry, you are welcomed into an entrance hallway with a useful storage cupboard and staircase leading to the first floor. The spacious lounge benefits from a bay-fronted window and feature wall-mounted electric fire, whilst the fitted dining kitchen offers a range of wall and base units, integrated double oven, ceramic hob and ample space for dining furniture. French doors open directly onto the landscaped rear garden, providing an ideal space for everyday living and entertaining.

To the first floor, the landing provides access to two generously proportioned double bedrooms, alongside a family bathroom fitted with a four-piece suite comprising a P-shaped bath with shower over, wash hand basin, WC and bidet. Additional storage is available from the landing, along with access to the loft.

Externally, the property occupies a generous corner plot with gardens extending to the front, side and rear. The enclosed rear garden has been attractively landscaped to incorporate a lawned area and paved patio spaces, providing an ideal setting for outdoor dining and relaxation. There is also secure gated access to the driveway and a useful external utility/store benefiting from light, power and heating.

A viewing is highly recommended to appreciate the spacious accommodation, generous plot and outdoor space this property has to offer. Contact Robert Ellis Estate Agents today to arrange your viewing!





Entrance Hallway
15' x 5'10 approx (4.57m x 1.78m approx)
Double glazed composite entrance door to the front elevation, coving to the ceiling, staircase leading to the first floor landing, laminate flooring, wall mounted radiator, ceiling light point, archway leading to the dining kitchen, panelled doors leading through to:

Storage Cupboard
2'8 x 2'8 approx (0.81m x 0.81m approx)
Shelving providing useful additional storage space.

Dining Kitchen
17'08 x 10'7 approx (5.38m x 3.23m approx)
A range of wall and base units with worksurfaces over incorporating a stainless steel sink, integrated double oven, space and point for a fridge freezer, ceramic hob, tiled splashbacks, space and plumbing for a washing machine, laminate flooring, window to the rear elevation, French doors leading out to the landscaped rear garden, coving to the ceiling, ample space for a dining area, wall mounted radiator, door leading through to the living room.

Living Room
14'06 x 11'04 approx (4.42m x 3.45m approx)
Bay window to the front elevation, coving to the ceiling, laminate flooring, wall mounted radiator, feature electric wall mounted heater.

First Floor Landing
Loft access hatch with ladder and light, coving to the ceiling, panelled doors leading off to:

Airing Cupboard
Housing the gas central heating Ideal combination boiler providing hot water and central heating to the property.

Storage Cupboard
Providing additional storage over the stairs.

Bedroom One
13'06 x 11'03 approx (4.11m x 3.43m approx )
Window to the rear elevation, coving to the ceiling, wall mounted radiator.

Bedroom Two
9'09 x 17'10 approx (2.97m x 5.44m approx)
Two windows to the front elevation, wall mounted radiator, coving to the ceiling.

Bathroom
8'08 x 5'06 approx (2.64m x 1.68m approx )
Four piece suite comprising P-shaped bath with electric Triton shower over, pedestal wash hand basin, bidet, low level flush WC, window to the rear elevation, wall mounted illuminated mirror, coving to the ceiling, heated towel rail, tiled splashbacks, laminate flooring.

Outside
The property sits on a corner plot with land and gardens to the front side and rear elevations.

To the rear elevation there is an enclosed landscaped garden with walled boundaries, secure gated access to driveway, paved patio area, further patio to the side with secure access to the utility/store.

Utility/Store
8'6 x 10'3 approx (2.59m x 3.12m approx)
Window and door to the rear elevation, light, power, wall mounted radiator, tiled flooring.

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 6mbps Ultrafast 5500mbps
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














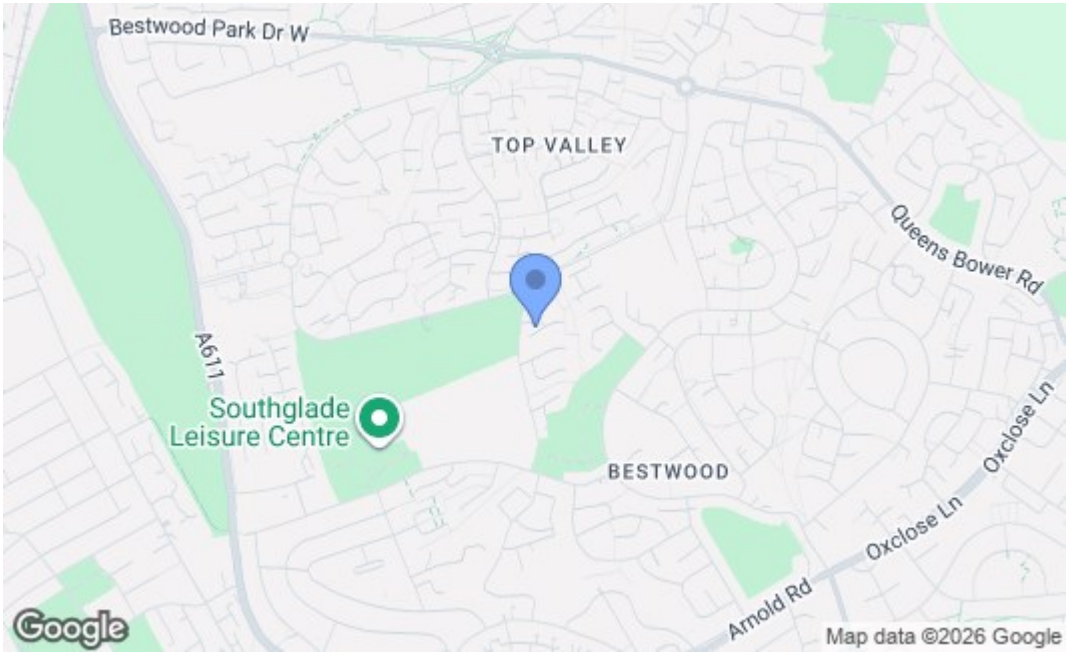


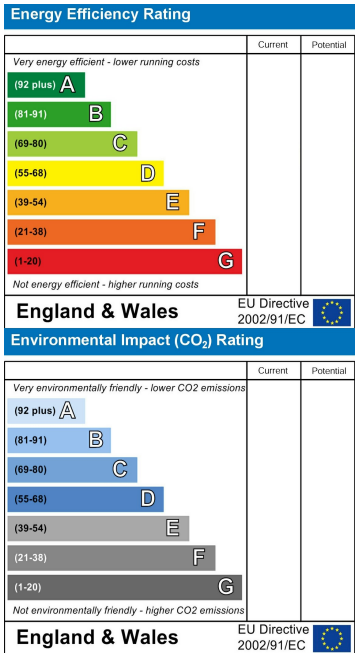


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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