



Ambleside Road, Aspley, Nottingham, NG8 5QZ
£165,000 Freehold


MARTIN&CO

Ambleside Road, Aspley

3 Bedrooms, 2 Bathroom

£165,000

- Three Bedroom End Terrace
- Master Bedroom With En-Suite
- No Onward Chain
- Popular Location
- Ample Off Road Parking
- Freehold
- Low Maintenance Rear Garden

Being offered to the market with no onward chain this three bedroom end terrace property is situated in this popular location and is suited to a wide range of buyers. The accommodation comprises of an entrance hall, living room with bay window, fitted kitchen and family bathroom to the ground floor. To the first floor, there are three bedrooms with the master benefiting from an en-suite shower room. Externally, the property provides ample off road parking to the front and there is a good sized, low maintenance enclosed garden to the rear.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

HALLWAY Accessed via an external door with wood effect laminate flooring, stairs rising to the first floor and ceiling light.

LIVING ROOM 13' 3" x 11' 1" (4.04m x 3.38m) With wood effect laminate flooring, a uPVC double glazed bay window to the front elevation, decorative fire surround, wall mounted radiator and ceiling light.

KITCHEN 11' 2" x 8' 4" (3.4m x 2.54m) Comprising of a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splashback tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing and dryer point, under stairs storage cupboard, vinyl floor covering, uPVC double glazed window to the rear elevation and ceiling light.

REAR LOBBY With vinyl floor covering, external uPVC door to the rear garden and ceiling light.

BATHROOM Comprising of a fitted suite consisting of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, ceramic tiled flooring, opaque uPVC double glazed window to the rear elevation, part wall tiling and fitted ceiling spotlights.

LANDING With fitted carpet, opaque uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 14' 2" x 9' 7" (4.32m x 2.92m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a shower enclosure with an electric shower, low flush w.c., half pedestal wash hand basin, vinyl floor covering, part wall tiling, heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 9' 11" x 9' 3" (3.02m x 2.82m) With

fitted carpet, uPVC double glazed window to the rear elevation, storage cupboard, wall mounted radiator and ceiling light.

BEDROOM THREE 8' x 7' (2.44m x 2.13m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

EXTERNAL The property has a low maintenance enclosed rear garden which is paved with a detached garage (accessed via a shared driveway), fenced boundary and gate access. To the front there is a paved driveway providing ample off road parking and a walled boundary.









Floor 0



Floor 1

Approximate total area⁽¹⁾
639.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

