



Elterwater Drive, Gamston, Nottingham, NG2 6PX

£300,000 Freehold



Elterwater Drive, Gamston

3 Bedrooms, 1 Bathroom

£300,000

- Three Bedroom Town House
- Sought After Location
- No Onward Chain
- West Facing Garden
- Conservatory
- Driveway & Garage
- Council Tax Band C

Situated in the sought after residential area of Gamston, this three bedroom town house suits a wide range of buyers alike and is being offered to the market with no onward chain. The property briefly comprises of a hallway, reception room with bay window, fitted kitchen and conservatory to the ground floor. To the first floor are three well proportioned bedrooms (all with fitted storage) and a bathroom. Externally, there is an enclosed west facing rear garden and a driveway leading to an integral single garage.



HALLWAY Accessed by an external uPVC door with fitted carpet, wall mounted radiator and ceiling light.

RECEPTION ROOM 18' 11" x 11' 9" (5.77m x 3.58m) With a uPVC double glazed bay window to the front elevation, fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

KITCHEN 11' 9" x 8' 3" (3.58m x 2.51m) With a range of high and low level fitted units with a rolled edge worktop over incorporating a sink and drainer, splashback tiling integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, wood effect laminate flooring, uPVC double glazed window to the rear elevation, external door leading through to the conservatory, wall mounted radiator and ceiling light.

CONSERVATORY 12' 5" x 8' 8" (3.78m x 2.64m) With wood effect laminate flooring, a range of uPVC double glazed windows and French doors leading out to the rear garden, ceiling fan and light.

LANDING With fitted carpet, loft hatch, airing cupboard and ceiling light.

MASTER BEDROOM 11' 10" x 11' 10" (3.61m x 3.61m) With fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobes with sliding mirrored doors, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 9" x 8' 4" (2.97m x 2.54m) With fitted carpet, uPVC double glazed window to the rear elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

BEDROOM THREE 9' 7" x 7' 10" (2.92m x 2.39m) With fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobes with sliding mirrored doors, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer taps and electric shower over, low flush w.c., pedestal wash hand basin,

vinyl floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear and ceiling light.

EXTERNAL The property offers an enclosed west facing, enclosed rear garden which is laid to lawn with a patio area, mature shrubs and a fenced boundary. To the front is a gravelled front garden with hedged boundary and driveway leading to an integral single garage with up and over door, power and lighting.





MARTIN-CCO



MARTIN-CCO



MARTIN-CCO



MARTIN-CCO





Floor 0




Approximate total area⁽¹⁾

994.25 ft²

Reduced headroom

66.69 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



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.

