



Whitechapel Street,  
Basford, Nottingham  
NG6 0HG

**£140,000 Freehold**



Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE-BEDROOM, MID-TERRACE FAMILY HOME situated in BASFORD, NOTTINGHAM.

The property is ideal for a first-time buyer or an investor looking for a BTL so they can add value to.

Upon entry, you are welcomed into the hallway with a staircase to the first-floor landing. The doorway h leads to the Living room, fitted dining kitchen with fitted units leading to the ground floor refitted shower room. With a gated block paved driveway to the front elevation and an enclosed low-maintenance rear garden. The stairs led to the landing, the first double bedroom, the second double bedroom and the third double bedroom

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact us on 0115 648 5485 now!



### Entrance Hallway

UPVC double glazed door to the front elevation. Staircase to First Floor Landing. Ceiling light point. Meter cupboard housing electrical consumer units, Dimplex Electric Heater, Alarm Panel

### Lounge

14'10 x 11'03 approx (4.52m x 3.43m approx)  
UPVC double glazed window to the front elevation. Ceiling light point. Wall mounted electric heater. Freestanding electric feature fireplace.

### Dining Kitchen

11'09 x 8'07 approx (3.58m x 2.62m approx)  
Range of matching base unit incorporating laminate work surface over. Stainless steel sink with hot and cold taps over. Tiled splash backs. Under stairs pantry providing useable and additional shelving and storage space. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Extractor fan. Ceiling light point. Wall mounted Dimplex heater. 2 x UPVC double glazed windows to the rear elevation.

### Rear Lobby

2'06 x 2'07 approx (0.76m x 0.79m approx)  
UPVC double glazed door to the rear elevation leading to enclosed garden. Ceiling light point.

### Ground Floor Shower Room

16'4"36'1" x 29'6"6'6" approx (5'11 x 9'02 approx)  
Modern white 3 piece suite comprising of walk-in shower enclosure with electric Mira shower above. Semi-recessed vanity wash hand basin with storage cupboard below. Low level flush W/C. Tiled splash backs. Wall mounted Dimplex heater. Ceiling light point. UPVC double glazed window to the rear elevation.

### First Floor Landing

Loft access hatch. Ceiling light point.

### Bedroom 1

14'09 x 9'08 approx (4.50m x 2.95m approx)  
UPVC double glazed window to the front elevation. Ceiling light point. Electric storage heater. Panelled door leading to over stairs built-in storage heater.

### Bedroom 2

8'01 x 7'03 approx (2.46m x 2.21m approx )  
UPVC double glazed window to the rear elevation. Ceiling light point. Electric storage heater

### Bedroom 3

10'04 x 9'10 approx (3.15m x 3.00m approx)  
UPVC double glazed window to the rear elevation. Ceiling light point. Electric storage heater. Airing cupboard housing hot water cylinder.

### Front of Property

Gated block paved driveway.

### Rear of Property

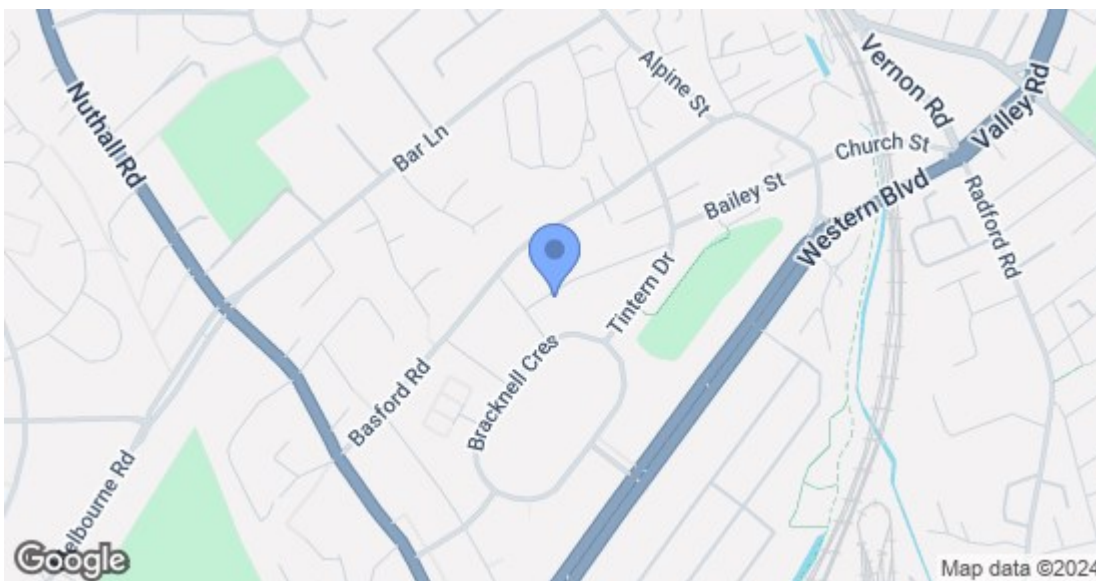
Enclosed low maintenance, gravelled garden. Fencing to the boundaries. Secure gated access to rear. External security lighting.

### Council Tax

Local Authority: Nottingham

Council Tax Band: A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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	

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.