



**Cedar Road
Forest Fields, Nottingham NG7 6NS**

A THREE BEDROOM, END-TERRACE
FAMILY HOME IN FOREST FIELDS,
NOTTINGHAM.

Asking Price £160,000 Freehold



Robert Ellis Estate Agents are proud to offer to the market this FANTASTIC THREE BEDROOM, END-TERRACE FAMILY HOME situated in Forest Fields, Nottingham.

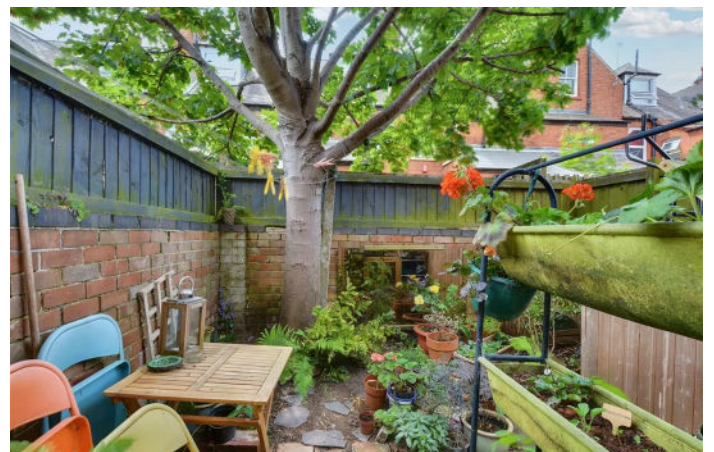
The home is in a popular location with easily accessible transport links such as the bus and tram into the city centre. Located close to hand is a school which makes it ideal for any growing family.

Upon entry, you are welcomed into the BAY FRONTED lounge which allows access to the separate dining room. Located off the dining room is the kitchen fitted with a modern gas central heating boiler. The dining room also has a staircase leading down to the cellar.

Stairs lead up to landing, first DOUBLE bedroom, third bedroom and family refitted modern family bathroom. Stairs leading to second DOUBLE bedroom.

To the rear of the property is a low maintenance courtyard style garden. The property also benefits from gas central heating and double glazing.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this FANTASTIC OPPORTUNITY - Contact the office before it is too late to arrange your viewing!



Lounge

11'9" x 14' approx (3.58m x 4.27m approx)

UPVC double glazed entrance door to the front elevation leading into the Lounge. UPVC double glazed bay window to the front elevation. Strip wood flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Archway through to the Hallway

Hallway

Carpeted flooring. Staircase leading to the First Floor Landing. Archway through to the Dining Room. Coat hooks for additional storage

Dining Room

12' x 11'8" approx (3.66m x 3.56m approx)

UPVC double glazed to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Archway through to the Kitchen. Internal door leading down to the Cellar

Kitchen

10'8" x 6' approx (3.25m x 1.83m approx)

UPVC double glazed windows to the rear and side elevations. Tiled flooring. Tiled splashbacks. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Space and plumbing for automatic washing machine. Wall mounted Ideal gas central heating combination boiler providing hot water and central heating to the property. UPVC double glazed door to the side elevation leading out to the enclosed rear garden

First Floor Landing

Carpeted flooring. Ceiling light point. Internal doors leading into Bedroom 1, 3 and Family Bathroom. Staircase leading to Bedroom 2

Bedroom 1

11'08" x 11'10" approx (3.56m x 3.61m approx)

UPVC double glazed window to the front elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point. Built-in under the stairs storage cupboard

Bedroom 3

9'06" x 5'06" approx (2.90m x 1.68m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

9'06" x 5'09" approx (2.90m x 1.75m approx)

UPVC double glazed window to the rear elevation. Tiled splashbacks. Feature heated towel rail. Recessed spotlights to the ceiling. Modern white 3 piece suite comprising of a panel bath with dual heat tap and rainwater shower head above, semi recessed vanity wash hand wash basin with hot and cold taps, storage cupboards below, additional drawers and a low level WC.

Bedroom 2

12'6" x 19' approx (3.81m x 5.79m approx)

UPVC double glazed window to the front elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point

Front of Property

To the front of the property there is a driveway providing off the road parking,

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden, shrubbery, mature tree, outside security lighting, space for garden store and wall and fencing to the boundaries

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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

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			88
(81-91) B			
(69-80) C		63	
(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.