



Suez Street  
New Basford, Nottingham NG7 7GB

A THREE BEDROOM MID TERRACE  
PROPERTY WITH GAS CENTRAL HEATING  
AND DOUBLE GLAZING.

**Guide Price £150,000 Freehold**





\*\*\* GUIDE PRICE £150,000 - £160,000\*\*\*

Robert Ellis Estate Agents proudly presents this charming three-bedroom, mid-terrace family home in New Basford, Nottingham.

This property offers excellent direct access to Nottingham city centre, with a bus stop a one minute away and tram stop only a five minutes walk away. There is also excellent on street parking and is conveniently close to the ring road and Nottingham City Hospital.

The home is located ideally for families with Djanogly Northgate Academy being less than a one minute walk away and rated GOOD on Ofsted this past summer. It is also only a 17 minute walk from the popular Forest Recreation Ground, which hosts the Nottingham Goose Fair, Nottingham Bonfire Night, a large playing field, children's play area, café, weekly parkrun and is great for dog walks.

The home boasts modern conveniences, including gas central heating and double glazing. Upon entry, you are welcomed into the living room, which leads into the dining room. The dining room provides access to a cellar and opens into the fitted kitchen. The rear lobby offers access to both the enclosed rear yard and the ground floor family bathroom.

On the first floor, the property features three bedrooms and a separate WC with a wash hand basin. The enclosed rear yard includes gated access to the rear, providing a secure outdoor space.

To the lower ground floor there is a double room cellar which could be converted into a family room/cinema room/play room subject to the buyers needs and requirements. The attic is also boarded and perfect for further storage.

This property is sold with no upward chain, and viewing comes highly recommended. Contact our office today to arrange your viewing.



### Living Room

12'5 x 12'3 approx (3.78m x 3.73m approx)  
UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating stone style surround and hearth with inset living flame gas fire. Glazed door leading through to Dining Room

### Dining Room

15'5 x 12'5 approx (4.70m x 3.78m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Ceiling rose. 4 bar gas fire with wooden mantle and tiled surround. Staircase leading to the First Floor Landing. Panelled door leading down to the Cellar. Glazed door leading through to Kitchen

### Kitchen

10' x 6'10 approx (3.05m x 2.08m approx)  
UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink with dual heat tap. Space and point for a freestanding gas cooker. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Space and point for freestanding tumble dryer. Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property. Internal panel door leading through to the Rear Lobby

### Rear Lobby

12'11 x 6'05 approx (3.94m x 1.96m approx)  
UPVC double glazed door to the rear elevation. Ceiling light point. Internal panel door leading into the Family Bathroom

### Family Bathroom

6'01 x 5'10 approx (1.85m x 1.78m approx)  
UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Modern white 3 piece suite comprising of a panel bath with mixer shower attachment above, pedestal hand wash basin and a low level WC.

### First Floor Landing

Wall mounted radiator. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and First Floor WC

### Bedroom 1

12'07 x 12' approx (3.84m x 3.66m approx)  
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in over the stairs storage cupboard

### Bedroom 2

12'9 x 9'8 approx (3.89m x 2.95m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point

### Bedroom 3

9'11 x 7' approx (3.02m x 2.13m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point

### First Floor WC

4'11 x 2'9 approx (1.50m x 0.84m approx)  
Tiled light point. Ceiling light point. Vanity hand wash basin. Low level flush WC

### Cellar

Double room cellar which could be converted into a family room/cinema room/play room subject to the buyers needs and requirements

### Attic

Boarded. Perfect for further storage space

### Rear of Property

To the rear of the property there is a small low maintenance yard area with the fencing to the borders and gated access to the rear

### 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 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

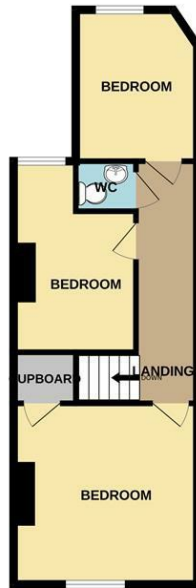




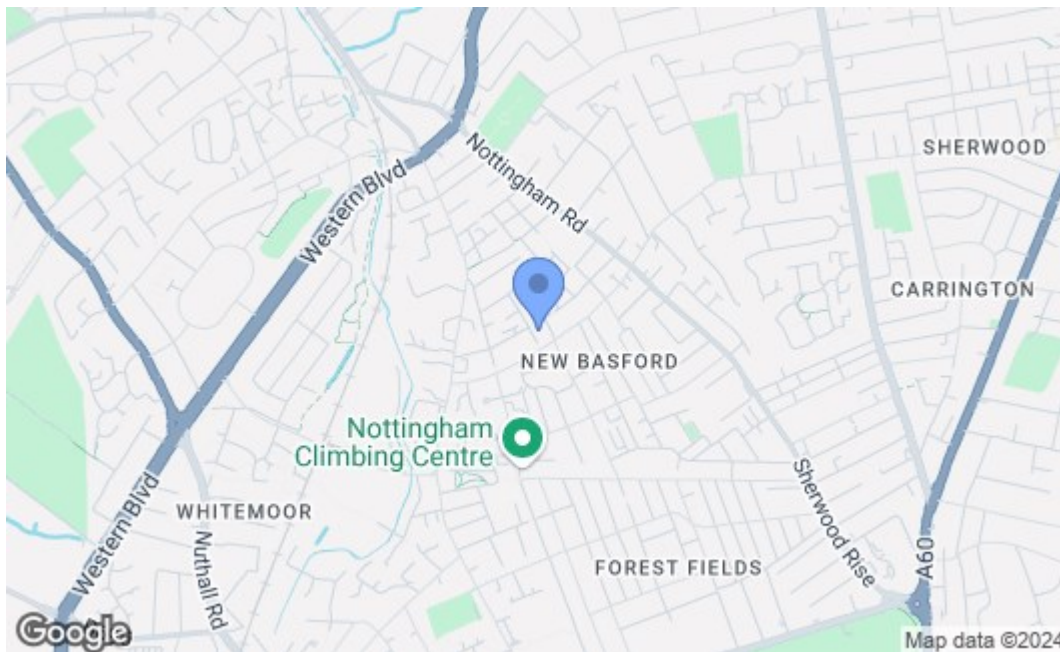
GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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