



**Falcon Grove**  
**New Basford, Nottingham NG7 7NB**

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

**Offers Over £125,000 Freehold**



Robert Ellis Estate Agents proudly presents this charming TWO-bedroom, mid-terrace family home in New Basford, Nottingham. IDEAL OPPORTUNITY FOR A FIRST-TIME BUYER OR INVESTOR.

This property offers excellent direct access into Nottingham City Centre, with a bus stop and tram stop only a short walk away. There is also on-street parking, and it is conveniently close to the ring road and Nottingham City Hospital.

The home is located ideally for families with schools located nearby and a short walk to the forest recreation ground, which hosts the Nottingham Goose Fair, Nottingham Bonfire Night, a large playing field, children's play area, café, weekly park run 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 then leads room into the fitted kitchen and door to the rear enclosed garden.

On the first floor, the property features TWO bedrooms and a separate family bathroom.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY. Selling with NO UPWARD CHAIN.



### Living Room

11'06 x 9'08 approx (3.51m x 2.95m approx)  
UPVC double glazed door to the front elevation leading into the living room. UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature cast iron fireplace incorporating inset tiles. Meter cupboard built-in chimney recess. Internal panel door leading into the dining room.

### Dining Room

12'11 x 11'07 approx (3.94m x 3.53m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature fireplace incorporating a wooden surround. Built-in storage cupboard under the stairs storage cupboard providing useful additional storage space. Staircase to the first floor landing. Internal door leading into the kitchen.

### Kitchen

9'10 x 4'06 approx (3.00m x 1.37m approx)  
UPVC double glazed door leading into the enclosed rear garden. UPVC double glazed window to the side elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink with dual heat tap. Space and point for a freestanding oven. Space and plumbing for an automatic washing machine.

### First Floor Landing

Wooden flooring. Ceiling light point. Loft access hatch. Internal doors leading into bedroom 1, 2 and the family bathroom.

### Bedroom 1

11'05 x 8'08 approx (3.48m x 2.64m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard over the stairs storage cupboard providing useful additional storage space housing refitted Worcester Bosch gas central heating combination boiler.

### Bedroom 2

8'11 x 10' approx (2.72m x 3.05m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

6' x 7'3 approx (1.83m x 2.21m approx)  
UPVC double glazed window to the rear elevation. Tiled splashbacks. Ceiling light point. 3 piece suite comprising of a panel bath, pedestal wash hand basin and a low level flush WC.

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with a yard area, wall and picket fence to the boundaries and secure gated access to the rear.

### Store

Brick-built store providing useful additional storage space.

### 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

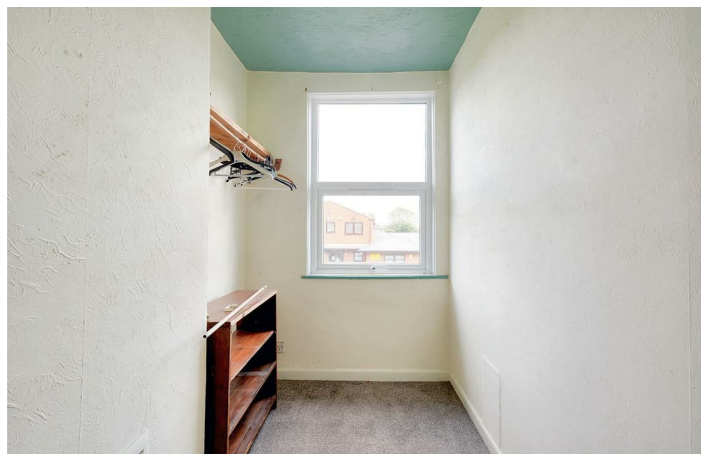
Flood Risk: No flooding in the past 5 years

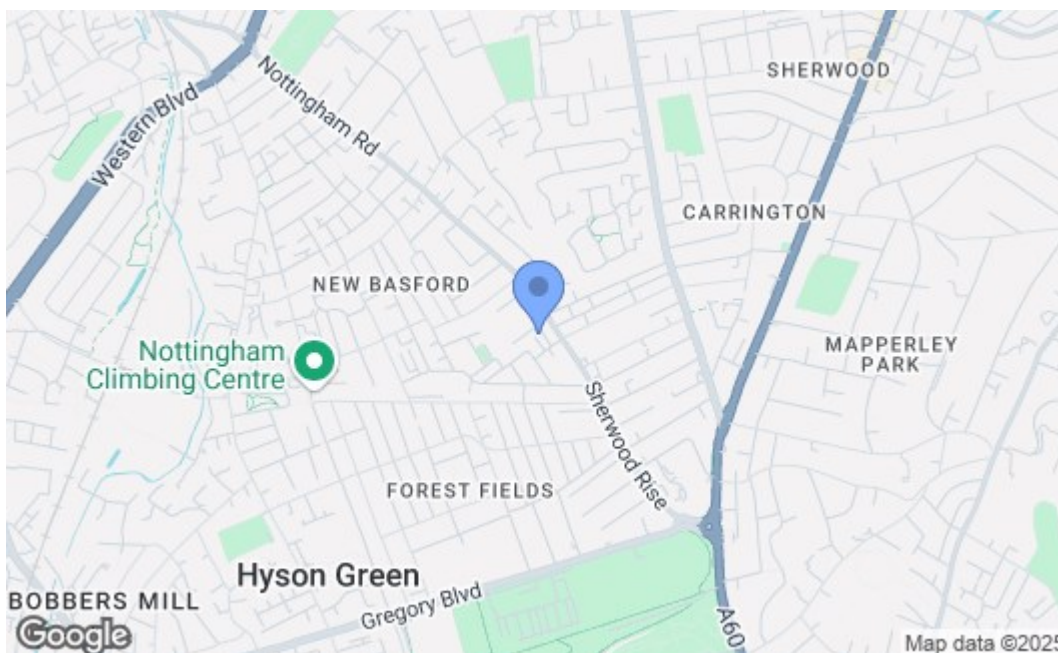
Flood Defences: No

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			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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	

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.