



**Bailey Street  
Basford, Nottingham NG6 0HA**

A FOUR DOUBLE BEDROOM, SEMI-  
DETACHED HOME SITUATED IN BASFORD,  
NOTTINGHAM.

**Guide Price £180,000 Freehold**





\*\*\* GUIDE PRICE £180,000 - £200,000 \*\*\*

#### VACANT UPON POSSESSION

Robert Ellis Estate Agents are delighted to present this fantastic four double-bedroom, semi-detached family home situated in Basford, Nottingham.

Ideal for a first-time buyer or investor looking for a BTL opportunity, the property is ideally located off the ring road, close to the City Hospital and tram line. It features modern conveniences such as gas central heating and UPVC double glazing, all under a tiled roof.

Upon entry, you are welcomed into the living room, which leads to the hallway with a staircase to the first floor. The hallway leads to the fitted dining kitchen with units, a rear lobby, and a refitted ground floor shower room. The cellar is accessed through the kitchen. The first floor has two double bedrooms, while the staircase leads to the second floor with two additional double bedrooms. The rear garden includes a patio area and is enclosed by walls and fencing.

A viewing is highly recommended to appreciate the size and location of this great opportunity. Contact the office to arrange your viewing today!



## Lounge

12' x 11'06 approx (3.66m x 3.51m approx)

UPVC double glazed entrance door leading into the Lounge. UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Coving to the ceiling. Ceiling rose. Feature gas fireplace with wooden mantel and brick surround.

## Hallway

2'11" x 2'11" approx (0.9 x 0.9 approx)

Carpeted flooring. Ceiling light point. Staircase to the first floor landing. Internal door leading into the kitchen diner.

## Kitchen Diner

13' x 11'06 approx (3.96m x 3.51m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of matching wall, base and drawer units incorporating laminate worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated oven. 4 ring hob. Space and point for freestanding fridge and freezer. Space and plumbing for an automatic washing machine. Built-in under the stairs storage cupboard. Wall mounted Baxi gas central heating combination boiler. Electrical meter point. Electrical consumer unit. Staircase leading down to the basement. Internal door leading into the rear lobby.

## Rear Lobby

5'02 x 4' approx (1.57m x 1.22m approx)

Linoleum flooring. Ceiling light point. Internal door leading into the family bathroom. UPVC double glazed entrance door leading out to the enclosed rear garden.

## Family Bathroom

6' x 5'06 approx (1.83m x 1.68m approx)

UPVC double glazed window to the rear elevation. Tiled splashbacks. Ceiling light point. Modern 3 piece suite comprising of a walk-in shower enclosure with electric shower above, pedestal hand wash basin with hot and cold taps and a low level flush WC.

## First Floor Landing

12'1" x 5'6" approx (3.7 x 1.7 approx)

Carpeted flooring. Ceiling light point. Staircase to the second floor landing. Internal doors leading into bedroom 1 and 2.

## Bedroom 1

12'01 x 11'04 approx (3.68m x 3.45m approx)

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

## Bedroom 2

10'06 x 10'03 approx (3.20m x 3.12m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. Built-in storage cupboards.

## Second Floor Landing

4'3" x 2'7" approx (1.3 x 0.8 approx)

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into bedroom 3 and 4.

## Bedroom 3

12' x 11'05 approx (3.66m x 3.48m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch

## Bedroom 4

10'4 x 8'11 approx (3.15m x 2.72m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobe.

## Rear of Property

To the rear of the property there is an enclosed rear garden with a brick patio area, space for laid to lawn, outside lighting and fencing and brick wall surrounding.

## 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

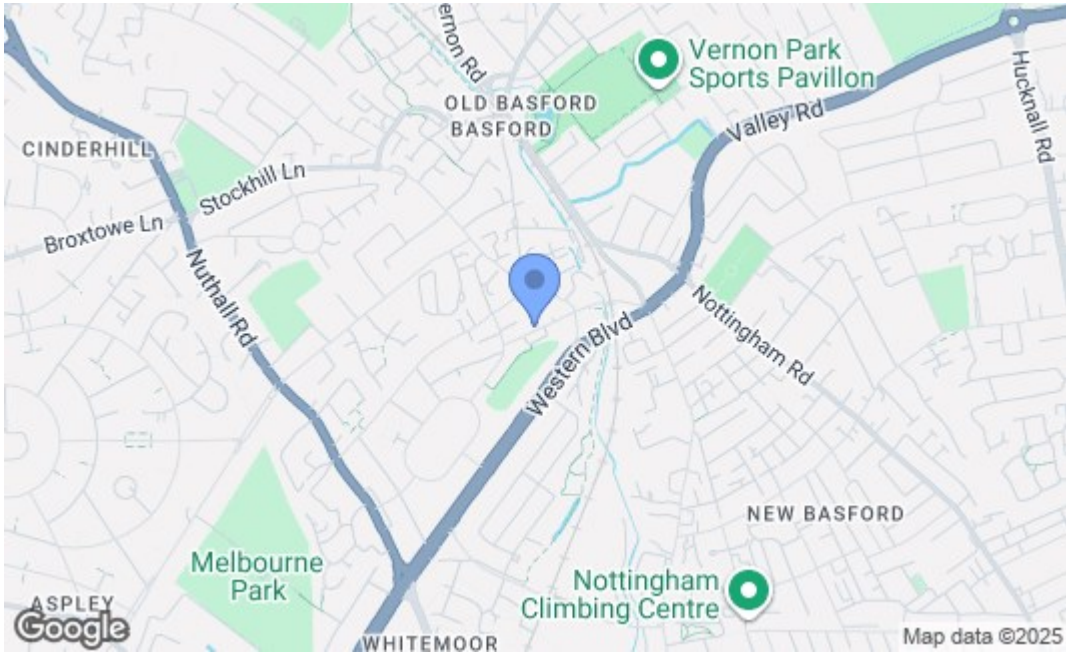
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







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		
England & Wales 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		
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.