



North Gate,
New Basford, Nottingham
NG7 7FT

£115,000 Freehold



** GUIDE PRICE £115,000 - £125,000 **

CALLING ALL FIRST TIME BUYERS AND BUY TO LET INVESTORS!

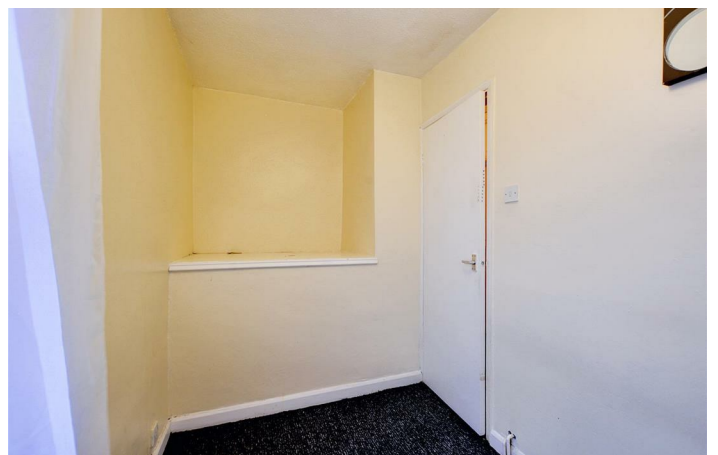
Robert Ellis Estate Agents are delighted to bring to the market this TWO BEDROOM MID TERRACE PROPERTY situated in NEW BASFORD, NOTTINGHAM.

The property is located with excellent direct access to Nottingham city centre whilst being close to the ring road and Nottingham City Hospital. It has great amenities such as Pure Gym, shops and more.

Upon entry, you are welcomed into the lounge which leads through to the kitchen then with stairs leading to the first floor where you will find two bedrooms and a bathroom with a three piece white suite.

To the rear is an enclosed patio area with shared access.

A viewing is HIGHLY RECOMMENDED, DO NOT MISS OUT, CALL US TODAY!



Lounge

11'5" max x 12'5" max (3.48m max x 3.8m max)
Front entrance door, carpeted flooring, wall mounted radiator, double glazed window to the front, beams to ceiling and TV point.

Kitchen

Linoleum flooring, pantry, wall mounted radiator, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, double glazed window to the rear, tiled splashbacks, space for an oven and plumbing for a washing machine.

First Floor Landing

Stairs to the first floor, carpeted flooring, access hatch to loft and doors to:

Bedroom 1

11'5" max x 5'7" max (3.48m max x 1.72m max)
Carpeted flooring, wall mounted radiator, double glazed window to the rear.

Bedroom 2

4'10" max x 12'2" max (1.49m max x 3.72m max)
Carpeted flooring, double glazed window to the front and wall mounted radiator,

Bathroom

Linoleum flooring, low flush w.c., wash hand basin with hot and cold taps, bath with electric shower and hot and cold taps, wall mounted radiator and tiled splashbacks.

Outside

To the rear there is a small courtyard with shared access.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Bt, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water

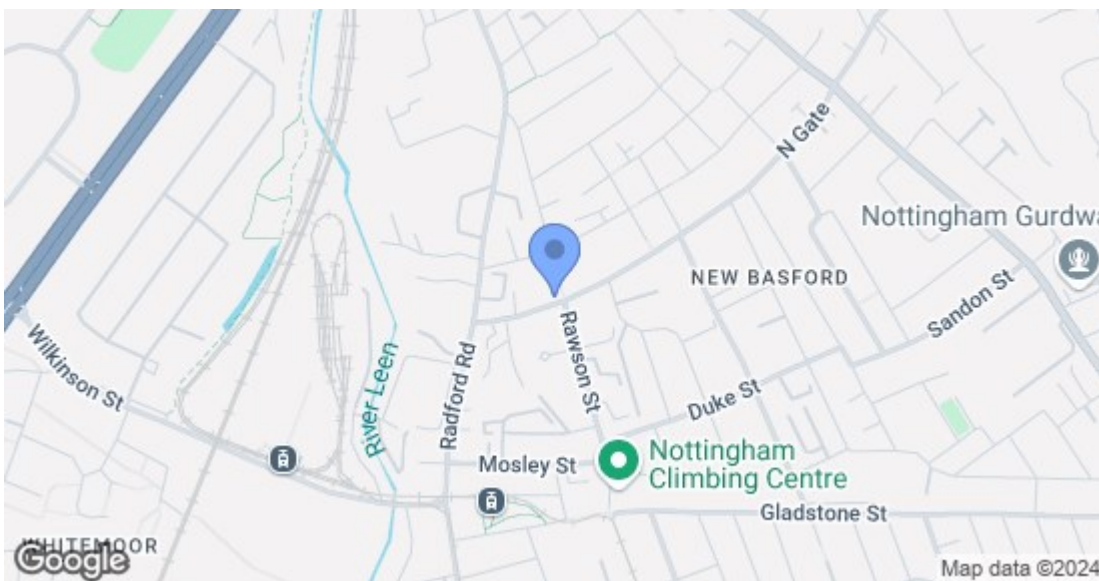
Flood Defenses – No

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 | | 68 | |
| (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.