



**Fenton Road  
Basford, Nottingham NG5 1LY**

**Guide Price £250,000 Freehold**

A LARGE FOUR-BEDROOM SEMI-DETACHED FAMILY PROPERTY ON A LARGE CORNER PLOT WITH A POTENTIAL BUILDING PLOT SSTP.



\*\*\*Guide price £250,000 - £265,000\*\*\*

#### POPULAR LOCATION – SPACIOUS FOUR-BEDROOM FAMILY HOME WITH DEVELOPMENT POTENTIAL (SSTP)

Robert Ellis is proud to introduce this four-bedroom semi-detached family home, positioned on a generous plot in a highly sought-after location.

The ground floor features a spacious living room, perfect for family gatherings and entertaining guests. The heart of the home lies in the open-plan dining kitchen, providing ample space for dining and everyday living. Completing the ground floor is a conveniently located W/C.

To the first floor, you'll find four well-proportioned bedrooms, making this property ideal for growing families, along with a modern family bathroom.

While the property does require a degree of renovation, it presents the perfect opportunity for incoming buyers to put their own stamp on it and truly make it their own.

Externally, the property sits on a spacious plot, offering exciting potential for an additional dwelling (subject to planning permission). A generous driveway provides ample off-road parking for multiple vehicles.

Ideally located within walking distance of the City Hospital, this home benefits from excellent local amenities, schools, dining options, and convenient transport links to Nottingham City Centre, ensuring easy access for commuters and families alike.

This property is brimming with potential and offers an exciting opportunity for families, investors, or those looking to develop further. Contact us today to arrange a viewing!



### Front of Property

To the front of the property there is a driveway providing ample off the road vehicle hardstanding, wall with wrought iron railings, garden laid to lawn, secure gated driveway to the side.

### Entrance Hallway

18'8 × 5'07 approx (5.69m × 1.70m approx)

A UPVC double glazed leaded door to the front elevation leads into the entrance hallway comprising staircase leading to the first floor landing, under the stairs storage cupboard for useful additional storage space, plumbing for a wall mounted radiator, ceiling light points, panelled door leading through to

### Downstairs WC

5'10 × 2'11 approx (1.78m × 0.89m approx)

UPVC double glazed window to the rear elevation, low level flush WC, corner vanity wash hand basin, tiled splashbacks, ceiling light point.

### Kitchen Diner

11'01 × 21'7 approx (3.38m × 6.58m approx)

UPVC double glazed windows both the front and rear elevations, a range of matching wall and base units incorporating laminate work surface above, 1 1/2 bowl stainless steel sink with mixer tap over, UPVC double glazed access door to rear, wall mounted BAXI gas and combination boiler, ceiling light point, coving to the ceiling, plumbing for wall mounted radiator.

This spacious open plan dining kitchen requires a degree of improvement works however offers ample space for the incoming purchaser to make their mark.

### Lounge Diner

21'6 × 10'5 (6.55m × 3.18m )

This spacious dual aspect lounge dining room comprises UPVC double glazed window to the front elevation, UPVC double glazed French doors leading to rear enclosed garden, ceiling light point, coving to the ceiling, plumbing for a wall mounted radiator.

### Landing

Loft access hatch, ceiling light point, panelled doors leading off to

### Family Bathroom

6'1 × 7'04 approx (1.85m × 2.24m approx)

UPVC double glazed window to the rear elevation, wall hung

vanity wash hand basin, low level flush WC, modern P-shaped panel bath with mains fed shower above, chrome heated towel rail.

### Bedroom 1

11'05 × 14'06 (3.48m × 4.42m )

UPVC double glazed window to the front elevation, wall mounted double radiator, ceiling light point.

### Bedroom 2

11'04 × 10' approx (3.45m × 3.05m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Bedroom 3

11'05 × 10'9 approx (3.48m × 3.28m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built in storage cupboard over the stairs.

### Bedroom 4

9'11 × 9'3 approx (3.02m × 2.82m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Rear of Property

To the rear of the property there is an enclosed good sized rear garden with main lawn, paved patio area and decking with fencing to boundaries.

### Garage

Large double concrete sectional garage with up and over door, side access door and window to side.

### 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

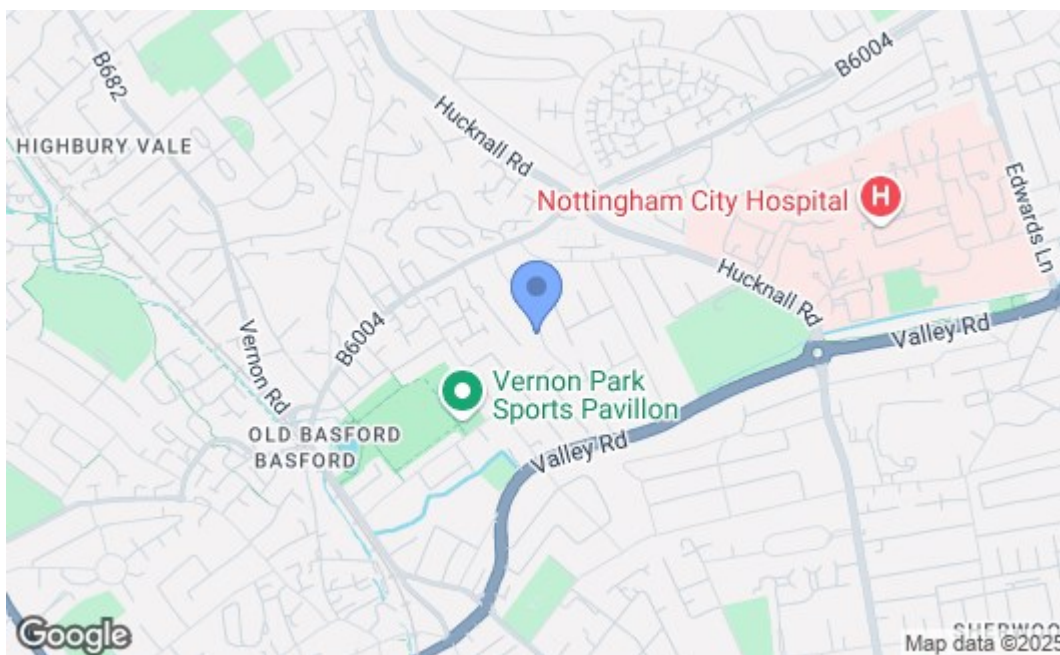
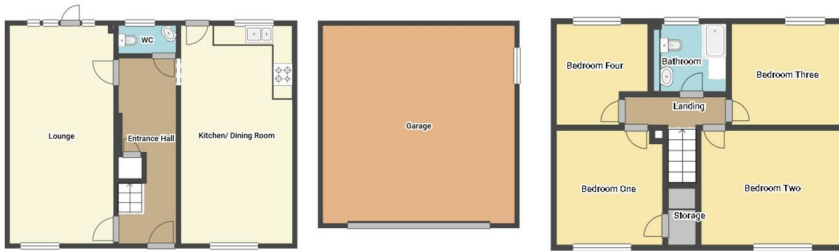
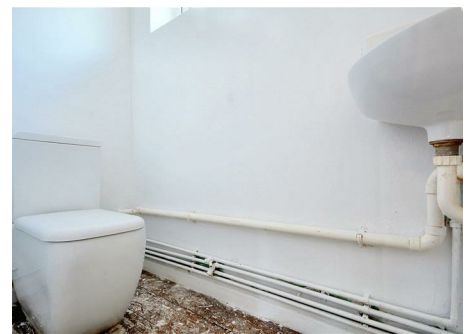
Flood Defences: No

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			
<b>England &amp; Wales</b>		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			
<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.