



Heathfield Road
Basford, Nottingham NG5 1NL

A THREE BEDROOM SEMI DETACHED
HOME FOR SALE IN NOTTINGHAM!

Asking Price £175,000 Freehold



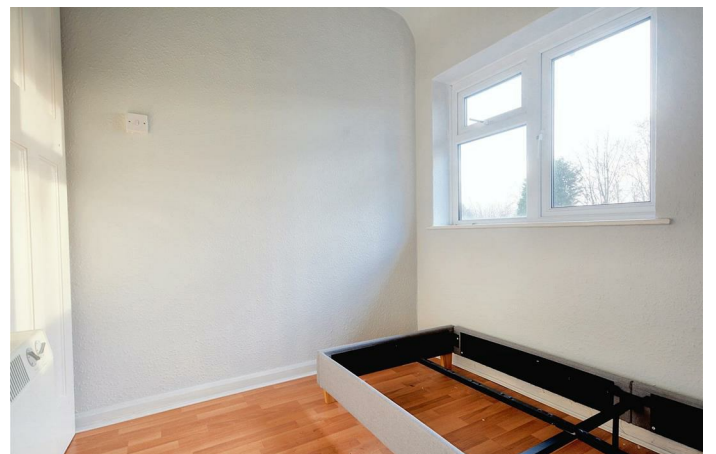
**** NO CHAIN!****

Robert Ellis Estate Agents are delighted to offer to the market this three-bedroom semi-detached property, situated in a popular residential area of Nottingham, within walking distance of the City Hospital.

The property offers a practical and spacious layout, including a comfortable living area and the added convenience of a downstairs shower room. Upstairs, three good-sized bedrooms provide flexible accommodation suitable for a family or professionals.

Externally, the home features a private driveway and garage, providing ample off-road parking and storage. The good-sized rear garden offers plenty of potential for outdoor activities, gardening, or simply enjoying a peaceful outdoor space.

Located close to a range of local amenities, schools, and excellent transport links, this property is ideal for those seeking a home with convenience and potential. Contact Robert Ellis today to arrange a viewing!



Front of Property

To the front of the property there is a driveway providing off the road parking, front garden surrounded by fencing, garage to the side and gated access.

Entrance Hallway

Wooden entrance door to the side elevation, small storage cupboard housing the electric meter, stairs to first floor, door to lounge.

Lounge

11'0" x 14'1" approx (3.36 x 4.30 approx)

Wood effect laminate flooring, dado rail, picture rail, gas fire with back boiler, double glazed bay window to the front elevation, electric storage heater, door to kitchen.

Kitchen

10'11" x 8'2" approx (3.35 x 2.51 approx)

Wood effect laminate flooring, range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, double glazed window to the rear elevation, 4 ring gas hob with an electric oven below, space and plumbing for a washing machine, space and point for fridge freezer, electric heater, door to downstairs bathroom, door to further hallway, door to WC.

Downstairs Bathroom

4'4" x 5'6" approx (1.33 x 1.70 approx)

Tiled flooring, hand wash basin with separate hot and cold tap, shower enclosure with electric shower over, tiled splashbacks.

Separate WC

3'11" x 2'59"2" approx (1.20 x 0.79 approx)

WC, double glazed window to the rear elevation, tiled splashbacks.

Additional Hallway

Double glazed window to the rear elevation.

First Floor Landing

Carpeted stairs and landing, doors to rooms, access to loft, double glazed windows to the side elevation.

Bedroom 1

14'1" x 9'7" approx (4.30 x 2.94 approx)

Carpeted flooring, double glazed window to the front elevation, dado rail, picture rail, electric heater, built-in storage cupboard.

Bedroom 2

9'1" x 9'10" approx (2.79 x 3.02 approx)

Carpeted flooring, dado rail, double glazed window to the rear elevation, electric heater, built-in storage cupboard, built-in wardrobes.

Bedroom 3

7'11" x 6'10" approx (2.43 x 2.09 approx)

Laminate flooring, double glazed window to the rear elevation, electric storage heater.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, stairs with access to the pebbled garden, incorporating a greenhouse and a range of plants and shrubbery surrounded by fencing.

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

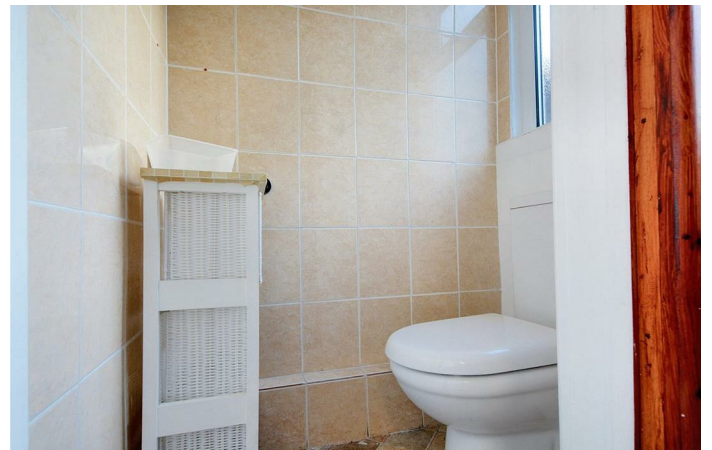
Flood Defences: No

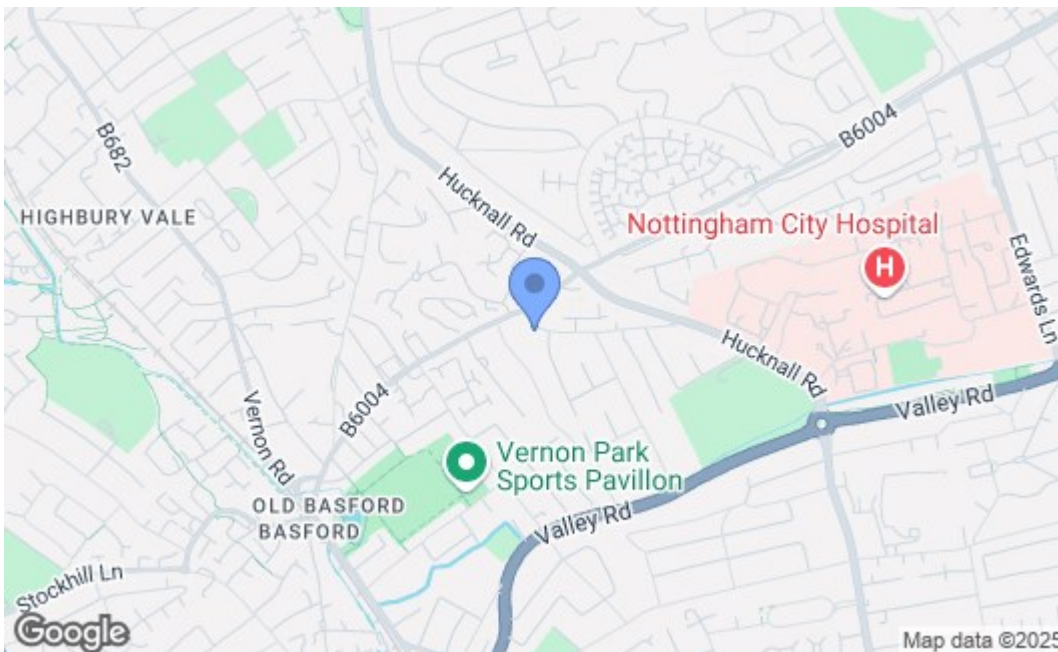
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

I057MR-CLF





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.