



Tilford Road, Newstead Village,  
Nottingham, NG15 0BU

A THREE BEDROOM MID TERRACE FAMILY  
PROPERTY

**Asking Price £125,000 Freehold**



IDEAL FOR FIRST-TIME BUYERS OR INVESTORS – THREE BEDROOMS – NO UPWARD CHAIN – MOVE-IN READY

Located in the heart of Newstead Village, this well-presented three-bedroom mid-terrace home is perfect for first-time buyers or buy-to-let investors. Offered for sale with no upward chain, this property is ready to move into and offers spacious accommodation throughout.

Upon entering, you are welcomed into a bright and inviting lounge, featuring an open fireplace, providing a cosy and homely feel. The dining kitchen, positioned to the rear, benefits from built-in storage and has direct access to the low-maintenance rear garden with a useful external store. Completing the ground floor is a side lobby and a refitted shower room.

Upstairs, the first floor offers three well-proportioned bedrooms, making this a great home for a growing family or those looking for extra space.

Newstead Village offers excellent transport links, including regular bus and train services into Nottingham, as well as easy access to Junction 27 of the M1. Nearby Hucknall and Kirkby provide a range of local amenities, including primary and secondary schools, leisure facilities, and healthcare services.

Don't miss out—call today to arrange a viewing!

Offered with NO UPWARD CHAIN.



### Living Room

10'6 x 12'4 approx (3.20m x 3.76m approx)

UPVC double glazed door to the front elevation with additional UPVC double glazed window, ceiling light point, glazed panelled door with staircase leading to the first floor landing, electric storage heater, open feature fireplace with slate tiled surround, glazed panelled door leading to inner lobby, glazed panelled door leading off to fitted kitchen.

### Fitted Kitchen

12'5 x 10'4 approx (3.78m x 3.15m approx)

A range of matching wall and base units incorporating laminate work surface over, sink and drainer unit with swan neck mixer tap above, integrated Samsung oven with 4 ring hob above and built in extractor hood over, space and point for a freestanding fridge freezer, space and plumbing for an automatic washing machine, tiling to the floor, ample space for dining table, ceiling light point, tiled splashbacks, glazed panelled door leading to living room, UPVC double glazed window to the rear elevation, UPVC double glazed door providing access to the enclosed rear garden.

### Inner Lobby

Ceiling light point, under stairs storage space with glazed panelled door leading to ground floor shower room.

### Shower Room

7'4 x 5'09 approx (2.24m x 1.75m approx)

UPVC double glazed window to the rear elevation, Mira electric shower, vanity wash hand basin with storage cupboards below, low level flush WC, ceiling light point, tiled splashbacks, wall mounted Dimplex electric heater.

### First Floor Landing

Ceiling light point, loft access hatch to fully boarded loft space, panelled doors leading off to rooms.

### Bedroom One

10'5 x 12'8 approx (3.18m x 3.86m approx )

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted electric heater, storage cupboard housing hot water cylinder with additional shelving above.

### Bedroom Two

12'9 x 10'5 approx (3.89m x 3.18m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted electric storage heater, built-in storage cupboard over stairs providing useful additional storage space, additional built-in storage to chimney recess.

### Bedroom Three

10'8 x 5'9 approx (3.25m x 1.75m approx)

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

### Rear of Property

To the rear of the property there is an enclosed low maintenance garden with patio area and secure gated access to the rear, shrubs and trees planted to the borders, fencing to the boundaries, garden store, external water faucet.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 3mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

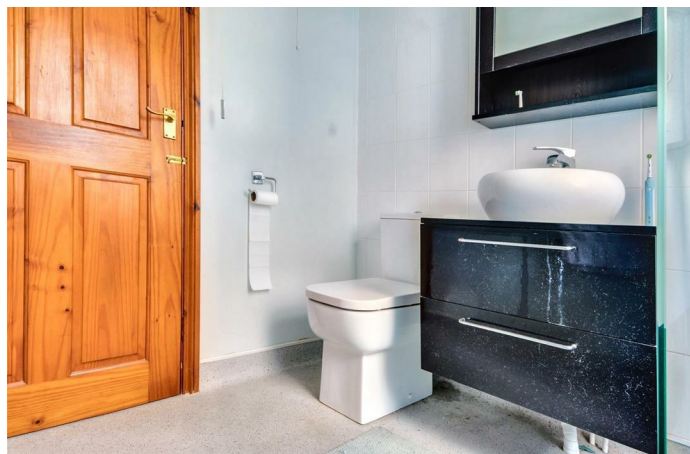
Flood Risk: No flooding in the past 5 years

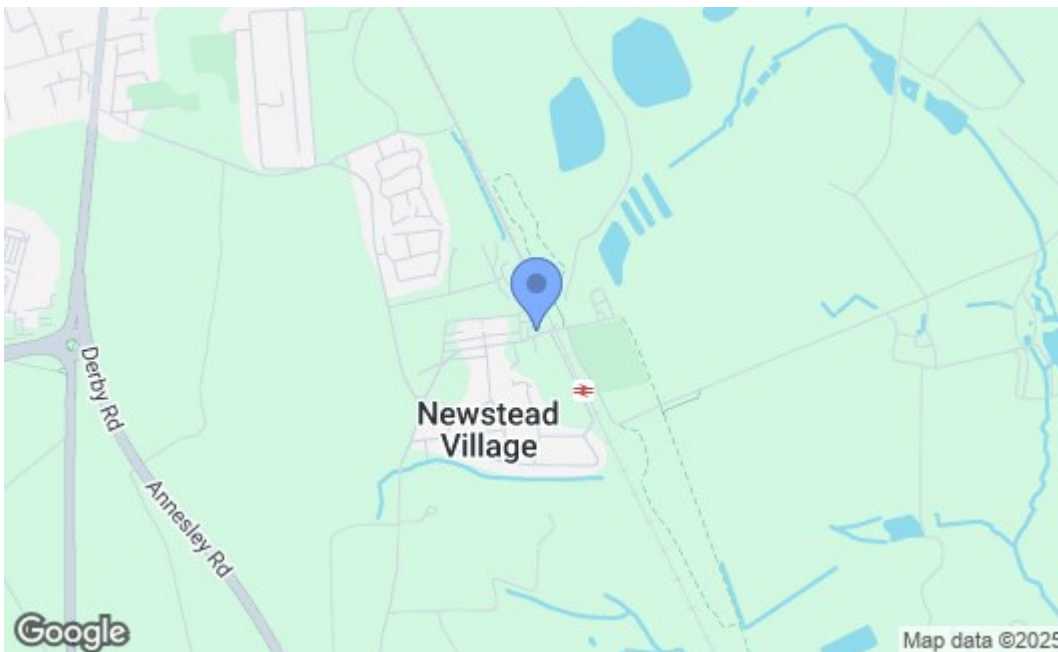
Flood Defences: No

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		45	
(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>		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.