



Percy Street,
Basford, Nottingham
NG6 0GF

£200,000 Freehold



GUIDE PRICE £200,000-£210,000

Robert Ellis are pleased to bring to the market this three-bedroom detached home, offering a fantastic opportunity for buyers seeking a property they can update and transform into their ideal family home. Situated in a popular residential area, the property is conveniently located close to bus routes with direct access to Nottingham City Centre, as well as the nearby Ring Road for excellent transport links.

Requiring a degree of renovation, the property offers excellent potential. Upon entering, the entrance porch leads into a well-proportioned lounge, providing a comfortable living space. The adjoining kitchen is fitted with an integrated oven and hob and has space for freestanding appliances, offering a blank canvas to create a modern and functional heart of the home.

To the first floor, there are three good-sized bedrooms, all benefitting from built-in wardrobes or storage. The family bathroom includes a three-piece suite and provides scope for updating to suit modern tastes.

Externally, the south-westerly facing rear garden has been designed for low maintenance, featuring a lawn and a spacious patio area that would make an ideal setting for outdoor entertaining once refreshed. To the front, a double driveway provides off-road parking and leads to a single garage with power and lighting, offering valuable additional storage space or workshop potential.

Offered to the market with no upward chain, this property presents a superb opportunity for buyers looking to add value and create a home tailored to their own requirements. Viewing is highly recommended to appreciate the potential this property has to offer. Contact us today to arrange your viewing appointment.



Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding, brick wall and low maintenance gravelled garden, hedges and trees to the boundaries creating privacy.

Entrance Hallway

4'8 x 5'09 approx (1.42m x 1.75m approx)

Secure entry door to the front elevation, window, wall light point, laminate flooring, internal glazed door leading through to living room.

Living Room

14'11 x 21'7 approx (4.55m x 6.58m approx)

UPVC sectional bay window to the front elevation, UPVC double glazed window to the rear elevation, ceiling light point, wall light point, feature fireplace incorporating an ornate fire surround marble hearth and back panel, staircase leading to first floor landing, cupboards, laminate floor covering, wall mounted radiators, bi-fold doors leading through to fitted kitchen.

Fitted Kitchen

13'02 x 8'8 approx (4.01m x 2.64m approx)

UPVC double glazed window to the rear elevation with secure glazed access door to side, a range matching of wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, tiling to the floor, tiled splashbacks, integrated double oven, built in extractor hob, ceiling light point, bi-fold door leading to living room.

Landing

5'11 x 14'04 approx (1.80m x 4.37m approx)

Window to side elevation, loft access hatch, ceiling light point, panelled doors leading off to

Bedroom 1

8'7 x 9'01 approx (2.62m x 2.77m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, laminate floor covering, built-in wardrobes with louvre doors providing additional storage space.

Bedroom 2

8'8 x 9'11 approx (2.64m x 3.02m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering,

built-in wardrobes with louvre doors providing additional storage space.

Bedroom 3

6'10 x 6'6 approx (2.08m x 1.98m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering, built-in storage over stairs with shelving providing additional storage space.

Family Bathroom

8'5 x 8' approx (2.57m x 2.44m approx)

UPVC double glazed window to side and front elevation, three piece suite comprising panelled bath with mains fed mixer shower attachment over, pedestal wash hand basin, low level flush WC, tiled splashbacks, laminate floor covering, airing cupboard housing hot water gas central heating BAXI combination boiler, wall mounted radiator, ceiling light point.

Garage

17'5 x 12'6 approx (5.31m x 3.81m approx)

Driveway leads to the attached garage with up and over door to the front elevation, further access door to the rear light and power.

Rear of Property

To the rear of the property there is an enclosed rear garden being mainly laid to lawn with fencing and trees along with shrubs to the boundaries, paved patio area and access to rear garage.

Agents Notes: Additional Information

Council Tax Band: B

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

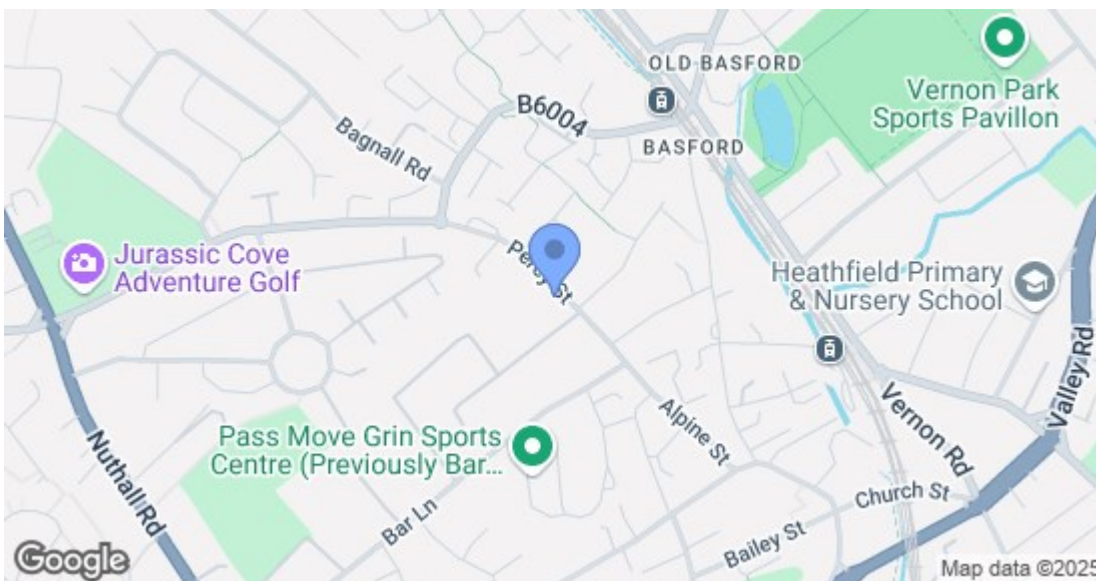
Flood Defences: No

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			83
(81-91) B			
(69-80) C		69	
(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.