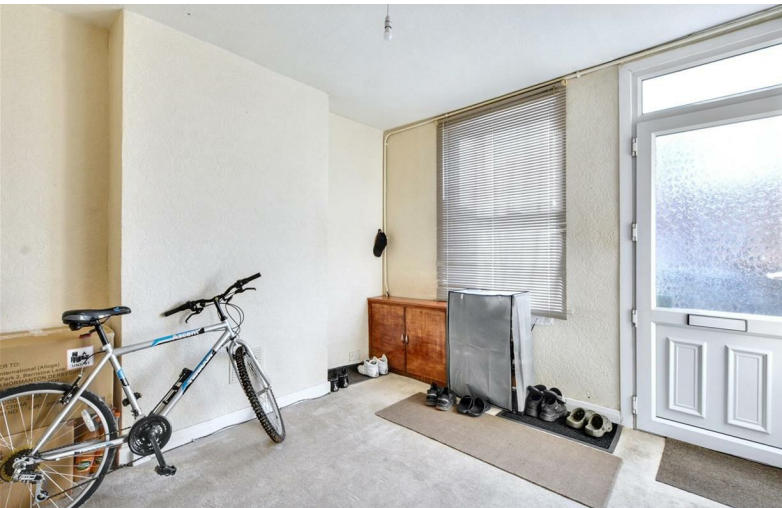


# Robert Ellis

*look no further...*



Fretwell Street,  
Bobbersmill, Nottingham  
NG7 5JL

**£145,000 Freehold**

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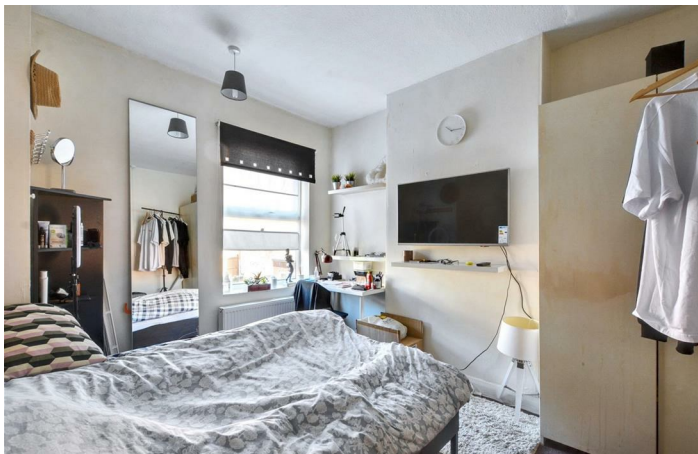
Situated in Bobbersmill, you are just a short distance from Nottingham City Centre and positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; A living room, Dining Room, kitchen, and bathroom to the ground floor. Then rising to the first floor are three bedrooms.

Outside the property has a small courtyard garden with an artificial lawn keeping it low maintenance.

Having been generating a healthy rental yield for a number of years, the property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Lounge

11'6" x 10'10" (3.52m x 3.31m )

UPVC double glazed door through to the carpeted reception room, with radiator and UPVC double glazed window to the front aspect.

### Dining Room

11'9" x 10'9" (3.59m x 3.28m )

A carpeted reception room, with radiator and UPVC double glazed window to the rear aspect.

### Kitchen

11'11" x 5'1" (3.64m x 1.57m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine. UPVC double glazed window and door to the rear garden.

### Bathroom

7'7" x 5'8" (2.32m x 1.73m )

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower, fully tiled walls, radiator and UPVC double glazed window to the side and rear aspect.

### First Floor Landing

A carpeted landing space, and doors leading into the bathroom and three bedrooms.

### Bedroom One

11'9" x 10'10" (3.59m x 3.31m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'5" x 7'11" (3.48m x 2.42m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Three

11'5" x 5'11" (3.50m x 1.82m )

A carpeted single bedroom, with radiator and UPVC double glazed window to the front aspect.

### Outside

The rear is enclosed, with artificial lawn keeping it low maintenance.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

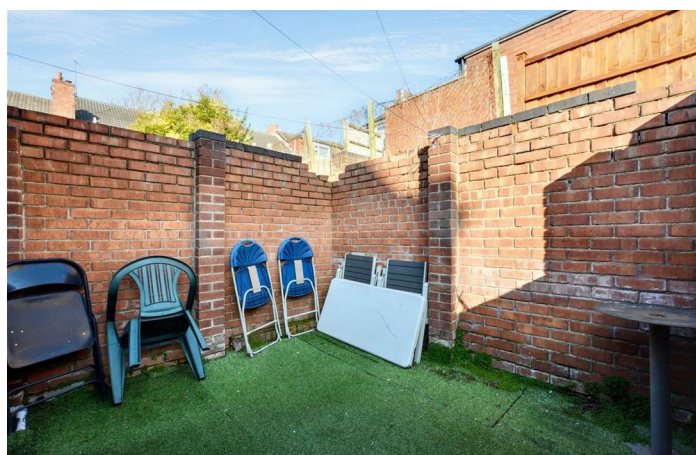
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

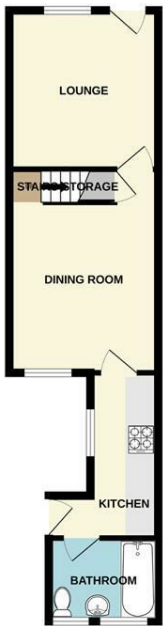
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Robert Ellis  
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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