



Alexandra Street
New Basford, Nottingham NG5 1AY

A MODERN THREE-BED TOWN HOUSE,
WITH DRIVEWAY AND INTEGRAL
GARAGE.

Asking Price £220,000 Freehold



A Modern Townhouse Perfect for First-Time Buyers or Families!

This stylish and well-presented townhouse is ideally situated for easy access to the city centre and is just a short distance from the local shops and amenities in Carrington. Offering a bright and airy open-plan living space, it's perfect for both everyday living and entertaining guests.

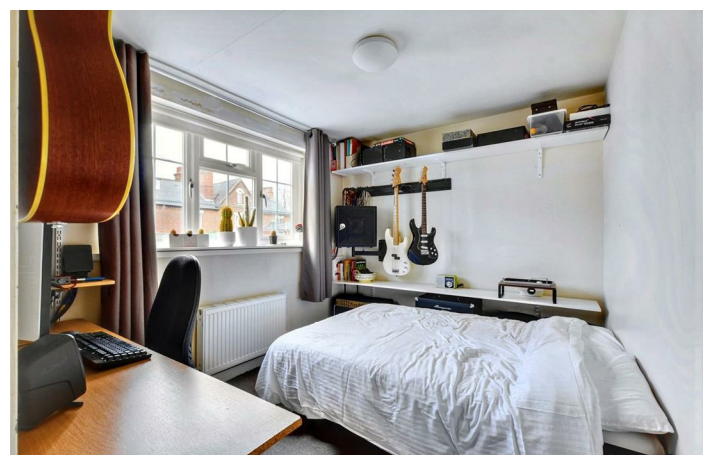
Located in a sought-after area, this home is ready to move straight into and provides a great opportunity for any first-time buyer or growing family.

On the ground floor, you'll find a spacious lounge and a modern fitted kitchen with access to the integral garage/utility area—offering potential for further development (subject to consent).

The first floor boasts three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a double driveway, providing ample off-road parking, while the private, enclosed rear garden has been tastefully landscaped to create a relaxing outdoor space.

Don't miss out on this fantastic opportunity—schedule a viewing today!



Front of Property

To the front of the property there is a spacious block paved driveway providing ample off the road vehicle hardstanding, pathway leading to the front entrance door, driveway leading to integral garage.

Fitted Kitchen

9'04 x 10'4 approx (2.84m x 3.15m approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, fitted kitchen with a range of matching wall and base units incorporating laminate work surfaces over, stainless steel sink with swan neck mixer tap above, integrated oven with four ring NEFF stainless steel gas hob over, mosaic tiled splashbacks with stainless steel extractor hood above, wall mounted double radiator, recessed spotlights to the ceiling, ample storage space, glazed door leading through to living room with internal glazed door leading to integral garage.

Integral Garage/Utility

7'9 x 17'09 approx (2.36m x 5.41m approx)

Electric remote roller shutter door to the front elevation, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, space and point for a freestanding fridge freezer, light, power, external water tap, internal glazed door leading through to fitted kitchen.

Open Plan Living Room

14'1 x 18'8 approx (4.29m x 5.69m approx)

UPVC double glazed picture window to the rear elevation, UPVC double glazed French doors providing access to the decked area and enclosed garden to the rear of the property, ceiling light point, internal glazed door leading through to fitted kitchen, wall mounted radiators, under-stair storage cupboard, staircase leading to the first floor landing.

First Floor Landing

Carpeted flooring, ceiling light point, loft access hatch, storage cupboard providing useful additional storage space, panelled doors leading off to;

Bedroom Three

8'1 x 7'3 approx (2.46m x 2.21m approx)

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

Bedroom Two

12'6 x 8'6 approx (3.81m x 2.59m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, carpeted flooring, built-in wardrobe with clothes rail providing additional storage space.

Family Bathroom

5'06 x 8'04 approx (1.68m x 2.54m approx)

A modern three piece suite comprising double ended bath with mains fed shower above, vanity wash hand basin with storage cupboards below, low level flush WC, UPVC double glazed window to the front elevation, tiled splashbacks, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom One

13' x 12'5 approx (3.96m x 3.78m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted double radiator, carpeted flooring, built-in wardrobe with clothes rail providing ample additional storage space.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden featuring decked area for alfresco dining, awning, tiled seating/serving area with pergola above, artificial lawn for ease of year round maintenance, raised borders with sleeper walls, mature shrubs and trees planted to the borders, fencing to the boundaries creating a private secluded screening.

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

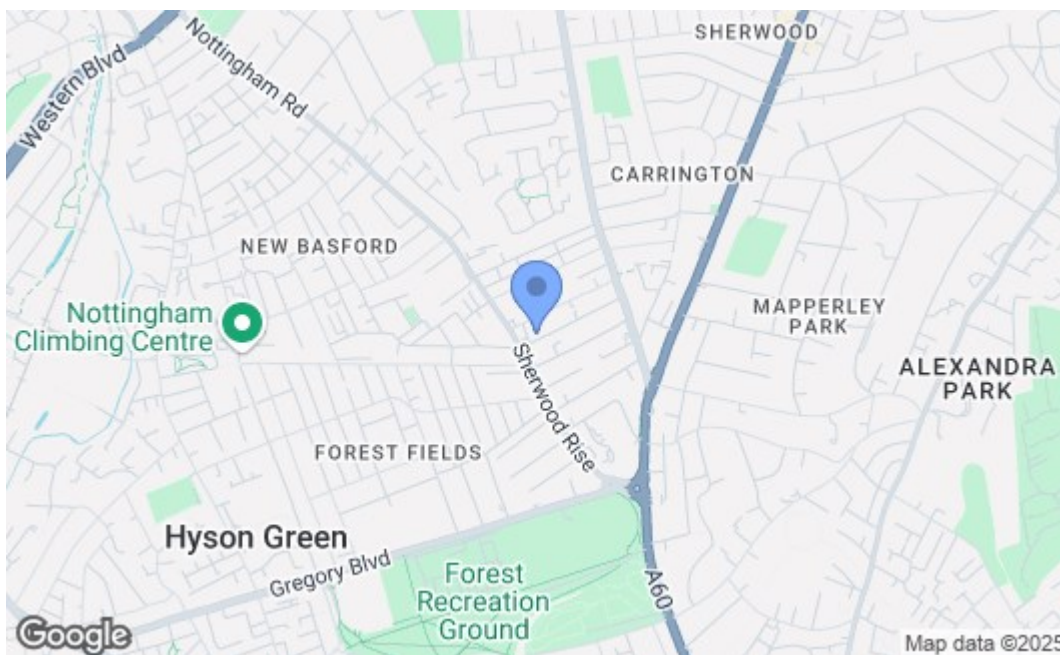
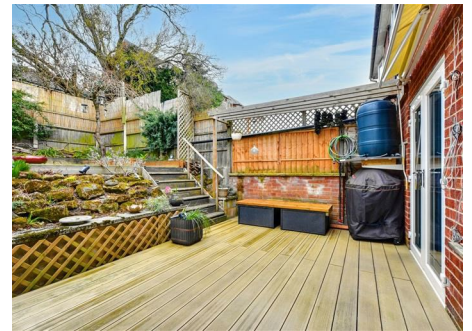
Flood Defences: No

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			88
(81-91) B			
(69-80) C		70	
(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 (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.