



**Fenton Road  
Basford, Nottingham NG5 1LY**

**Asking Price £190,000 Freehold**

A SPECIOUS TWO-BEDROOM SEMI-  
DETACHED FAMILY PROPERTY WITH  
DRIVEWAY AND REAR GARDEN AND  
SUMMERHOUSE.





### SPACIOUS TWO-BEDROOM FAMILY HOME

Robert Ellis are proud to bring to the market this well-presented two-bedroom semi-detached family home, occupying a generous plot in a highly sought-after residential location.

The ground floor offers a spacious living room, ideal for relaxing or entertaining guests, while the heart of the home lies in the open-plan dining kitchen, providing excellent space for everyday family living and mealtimes.

To the first floor, you'll find two well-proportioned bedrooms, making this an ideal choice for first-time buyers and young families. There is also a modern refitted family bathroom, finished with contemporary fittings and tiling.

The property is ready to move into, offering an excellent opportunity for both owner-occupiers and investors alike.

Externally, the home is set on a generous plot with a large driveway providing ample off-road parking for multiple vehicles. The enclosed rear garden offers a private outdoor space, complete with a home office/summerhouse, perfect for remote working, hobbies, or relaxation.

Ideally located within walking distance of the City Hospital, this property benefits from a wide range of local amenities, excellent schools, popular dining options, and convenient transport links into Nottingham City Centre – making it perfect for commuters and families alike.

An early viewing is highly recommended – contact us today to arrange your appointment!



### Front of Property

To the front of the property there is a driveway providing ample off the road vehicle hardstanding, front garden laid to lawn with mature shrubs and trees planted to the borders, useful external storage cupboard.

### Entrance Hallway

11'11" x 5'10" approx (3.63m x 1.78m approx)

UPVC double glazed door to the front elevation, ceiling light point, carpeted staircase leading to the first floor landing, wall mounted radiator, LVT flooring, ceiling light point, coving to the ceiling, internal doors leading through to;

### Living Room

13'07" x 12' approx (4.14m x 3.66m approx)

UPVC double glazed picture window to the front elevation, ceiling light point, coving to the ceiling, ceiling rose, wall mounted radiator, feature decorative fireplace incorporating wooden surround, marble hearth and back panel.

### Dining Kitchen

9'03" x 19'05" approx (2.82m x 5.92m approx)

UPVC double glazed window to the rear elevation with double glazed door providing access to the enclosed rear garden, a range of matching contemporary wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, tiled splashbacks, space and plumbing for automatic washing machine, space and point for freestanding range cooker, integrated fridge freezer, ceiling light point, wall mounted radiator, space for dining table, display cabinets, with useful under the stairs storage cupboard/pantry.

### First Floor Landing

Loft access hatch, ceiling light point, coving to the ceiling, airing cupboard housing refitted Worcester Bosch gas central heating combination boiler providing instant hot water and central heating to the property along with further storage space, strip wood flooring panelled doors leading off to;

### Family Bathroom

5'10" x 7'11" approx (1.78m x 2.41m approx)

Modern white three piece suite comprising panelled bath with mains fed shower above, wall hung vanity wash hand basin, low level flush WC, chrome heated towel rail, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation.



### Bedroom One

9'10" x 19'10" approx (3.00m x 6.05m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, ceiling rose.

### Bedroom Two

13'1" x 11'09" approx (3.99m x 3.58m approx)

UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point.

### Rear of Property

To the rear of the property there is an enclosed rear garden incorporating spacious paved patio area, garden laid to lawn, hedges and fencing to the boundaries, secure gated access to the front elevation, access to the summerhouse, ornamental pond, outside lighting, outside water tap.

### Store

2'8" x 6' approx (0.81m x 1.83m approx)

With light.

### Home Office

12'9" x 9'4" approx (3.89m x 2.84m approx)

UPVC double glazed windows to the front and side elevations, sliding double glazed patio door leading to the enclosed garden and decked area, light, power, recessed spotlights to the ceiling, plastered walls and ceiling.

This versatile space offers further living space, currently used as a home office this space could provide a number of other uses subject to the buyers needs and requirements.

### 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

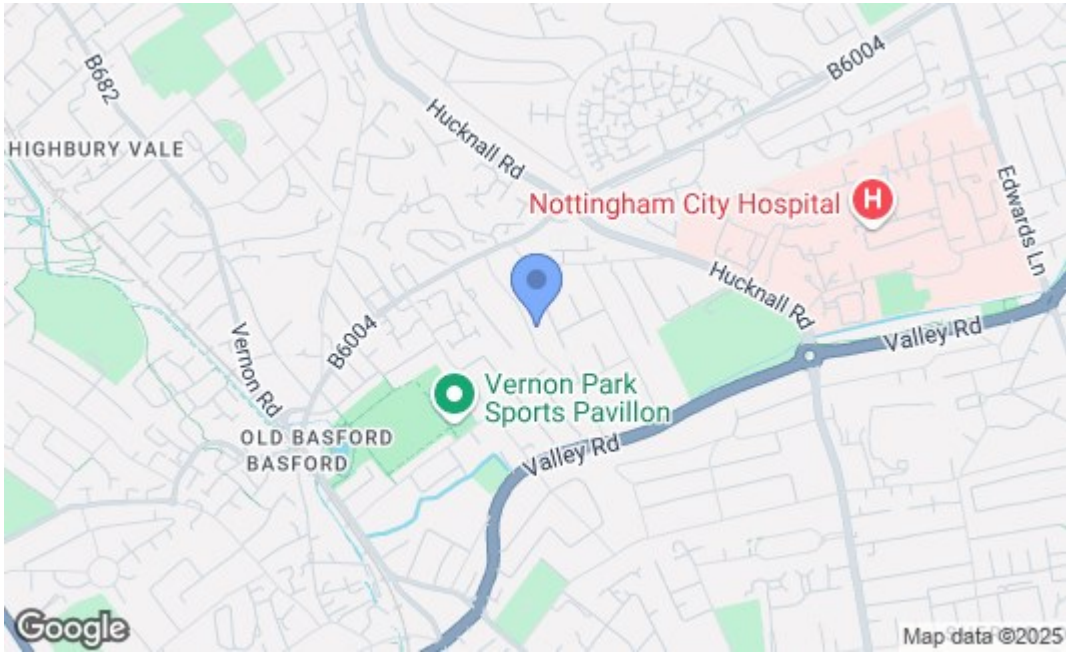
Other Material Issues: No











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 <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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.