



Hamilton Road  
, Nottingham NG5 1AU

INVESTORS & RENOVATORS – 3-BED END  
TERRACE WITH HUGE POTENTIAL ON  
HAMILTON ROAD, NG5

**Offers Over £190,000 Freehold**





An exciting opportunity to acquire this spacious three-bedroom end terrace home on Hamilton Road, NG5 – ideal for those looking to renovate and add value. Requiring modernisation throughout, the property offers fantastic potential and is perfectly suited for investors, developers, or buyers seeking a project.

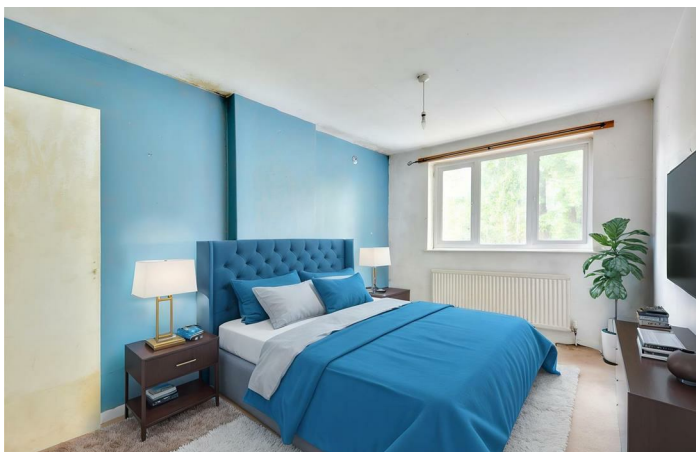
Situated on a generous plot, the home benefits from a double driveway, an integral garage, and a right of way through the rear garden – a practical feature for easy access.

Step inside via the enclosed entrance porch, leading through to a spacious double reception room—ideal for creating a comfortable lounge and dining area. The separate kitchen is located at the rear of the property, with direct access to the private garden, offering scope for landscaping or even an extension (subject to planning).

Upstairs, you'll find three well-proportioned double bedrooms, each offering ample storage, alongside a family bathroom and a separate WC. The property also features a loft space providing additional storage potential.

The location is well-served by a range of local amenities including shops, cafes, and supermarkets. Well-regarded primary and secondary schools are within walking distance, while City Hospital and Nottingham University Hospital are just a short drive away. Public transport links are excellent, with easy access to Nottingham City Centre. Nearby parks and green spaces also offer great options for outdoor leisure.

This property represents a superb opportunity to create a family home or a lucrative investment in a popular and well-connected location. Early viewing is highly recommended to appreciate the potential on offer.



### Entrance Porch

Wooden entrance door to the front elevation leading into the entrance porch comprising, carpeted flooring, ceiling light point, door leading into the lounge diner.

### Lounge Diner

9'5" x 27'9" approx (2.877 x 8.462 approx)

Double glazed bay window to the front elevation, leaded single glazed window to the rear elevation, two wall mounted radiators, carpeted flooring, coving to the ceiling, carpeted staircase leading to the first floor landing, door leading through to the kitchen, ceiling light points, two ceiling roses.

### Kitchen

9'7" x 9'6" approx (2.939 x 2.918 approx)

Leaded single glazed window to the rear elevation, door to the rear elevation leading to the rear garden, wall mounted boiler, a range of wall and base units with worksurfaces over, sink and drainer unit with mixer tap over, space and point for a cooker, space and point for a fridge freezer, wall mounted radiator, ceiling light point.

### First Floor Landing

Carpeted flooring, access to the loft, ceiling light point, doors leading off to:

### Separate WC

2'8" x 6'0" approx (0.813 x 1.843 approx)

Leaded window to the rear elevation, WC, tiling to the walls, ceiling light point.

### Bathroom

5'0" x 6'0" approx (1.531 x 1.835 approx)

Leaded window to the rear elevation, panelled bath with separate hot and cold tap and electric shower over, wall mounted radiator, wash hand basin with separate hot and cold tap, tiling to the walls, ceiling light point.

### Bedroom One

7'11" x 10'8" approx (2.433 x 3.269 approx)

Double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, carpeted flooring, ceiling light point.

### Bedroom Two

9'1" x 9'3" approx (2.769 x 2.826 approx)

Leaded window to the rear elevation, wall mounted radiator, two built-in storage cupboards, carpeted flooring, ceiling light point.

### Bedroom Three

13'8" x 9'3" approx (4.175 x 2.843 approx)

Double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, carpeted flooring, ceiling light point.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, side gated access, access to the garage.

#### Garage

Up and over door to the front elevation.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries.

#### 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 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

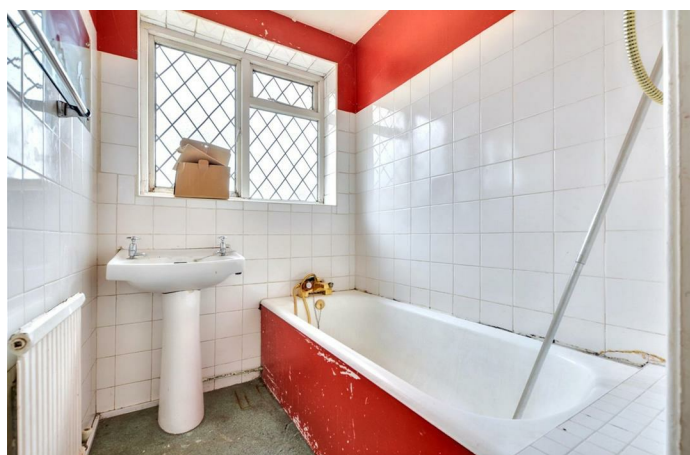
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

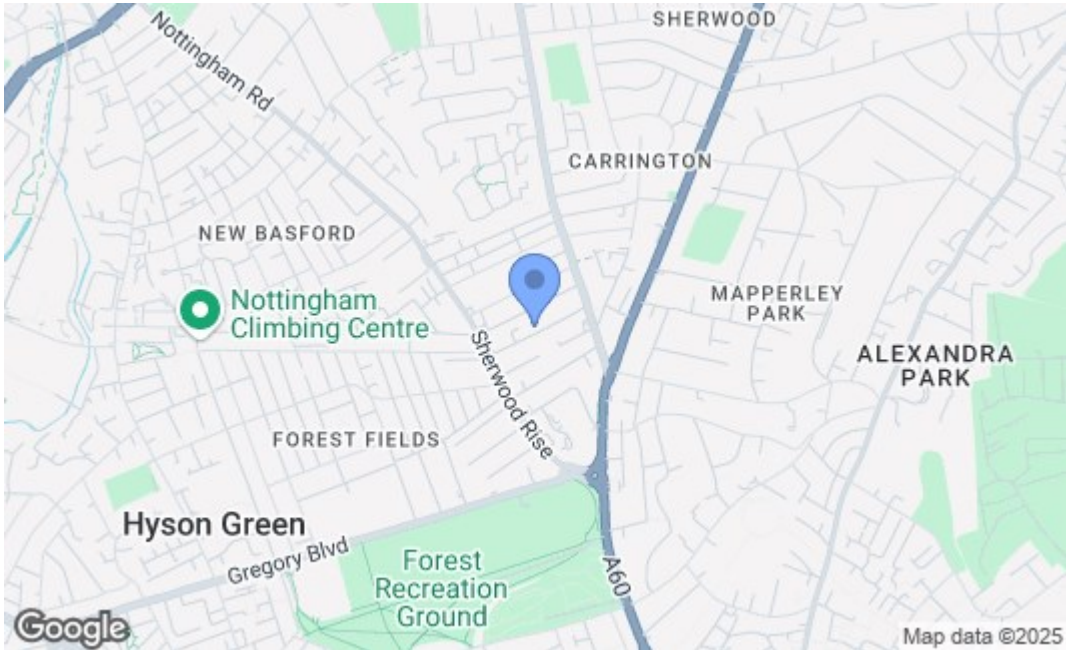
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



| 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   |         |           |
| (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.