

Robert Ellis

look no further...



**Nottingham Road
New Basford, Nottingham NG7 7AH**

**A WELL PRESENTED CHARACTERFUL
THREE BEDROOM SEMI-DETACHED HOME
FOR SALE!**

Offers In The Region Of £260,000 Freehold

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Offered to the market is this spacious and characterful three-bedroom, three-storey semi-detached property, located on Nottingham Road. Providing generous accommodation throughout, this home is ideal for families, first-time buyers, or those seeking a property with plenty of space and charm.

Upon entering the property, you are welcomed into a spacious entrance hallway featuring original period features that add warmth and character to the home. From the hallway, you have direct access to the large open-plan lounge and dining area, a versatile space ideal for both everyday living and entertaining guests. This room benefits from plenty of natural light and offers a comfortable, welcoming atmosphere. You will then find the kitchen, which offers ample storage and worktop space, with access to the rear garden.

Heading up to the first floor, you'll find two generously sized double bedrooms, both of which offer plenty of space for bedroom furniture and storage. Also on this floor is the main family bathroom, fitted with a bath and hand basin, alongside a separate WC, offering added practicality for family living.

On the second floor, a bright and spacious third double bedroom. This room is perfect as a main bedroom, home office, or guest suite, with a peaceful feel and elevated views.

To the rear of the property is a beautifully maintained mature garden, featuring a range of established flower beds, shrubs, and multiple seating areas. The garden offers a private and tranquil retreat—ideal for relaxing outdoors or entertaining in the warmer months.

This is a property that truly needs to be seen to be fully appreciated. With spacious rooms, charming features, and flexible living across three floors, it offers great potential to make it your own.

Early viewing is highly recommended—don't miss out on this fantastic opportunity!



Entrance Hallway

Wooden entrance door to the front elevation with stained glass side panels leading into the entrance hallway comprising original tiled flooring, wall mounted radiator, dado rail, picture rail, original coving to the ceiling, carpeted staircase leading to the first floor landing, doors leading off to:

Lounge Diner

24'8" x 11'2" approx (7.52 x 3.42 approx)

Original wood flooring, single glazed window to the rear elevation, single glazed bay fronted window to the front elevation, multi-fuel burner with brick surround, original coving, picture rail, two wall mounted radiators, ample space for dining table.

Kitchen

15'7" x 9'6" approx (4.77 x 2.91 approx)

Parquet flooring, wooden door to the side elevation giving access to the rear garden, two single glazed wooden windows to the side elevation, a range of base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, wall mounted radiator.

First Floor Landing

Carpeted flooring, dado rail, wall mounted radiator, staircase leading to the second floor landing, doors leading off to:

Bathroom

6'10" x 9'5" approx (2.09 x 2.88 approx)

Linoleum flooring, storage cupboard housing the gas central heating combination boiler, single glazed wooden window to the rear elevation, handwash basin with mixer tap, bath with mixer tap and shower attachment, tiled splashbacks, wall mounted radiator.

Separate WC

2'6" x 6'4" approx (0.77 x 1.95 approx)

Single glazed window to the side elevation, WC, linoleum flooring.

Bedroom Two

12'4" x 10'10" approx (3.76 x 3.32 approx)

Single glazed wooden window to the rear elevation, wall mounted radiator, original wooden flooring.

Bedroom One

16'10" x 14'7" approx (5.14 x 4.47 approx)

Wall mounted radiator, single glazed bay fronted wooden window to the front elevation, built-in storage cupboard.

Second Floor Landing

Bedroom Three

16'10" x 17'3" approx (5.14 x 5.27 approx)

Original wooden flooring, double glazed window to the front elevation, storage to the eaves, wall mounted radiator.

Outside

Front of Property

To the front of the property there is an entrance pathway with steps into original archway leading to the front entrance door, on road parking is available.

Rear of Property

To the rear of the property there is an enclosed rear garden with outdoor water faucet, side gate giving access to the front of the property, a range of mature plants and shrubbery planted to the borders, four seating areas with a mix of paving and decking separated by hedging and shrubbery creating a private tranquil relaxing outdoor space, fenced and walled boundaries, brick-built store.

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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

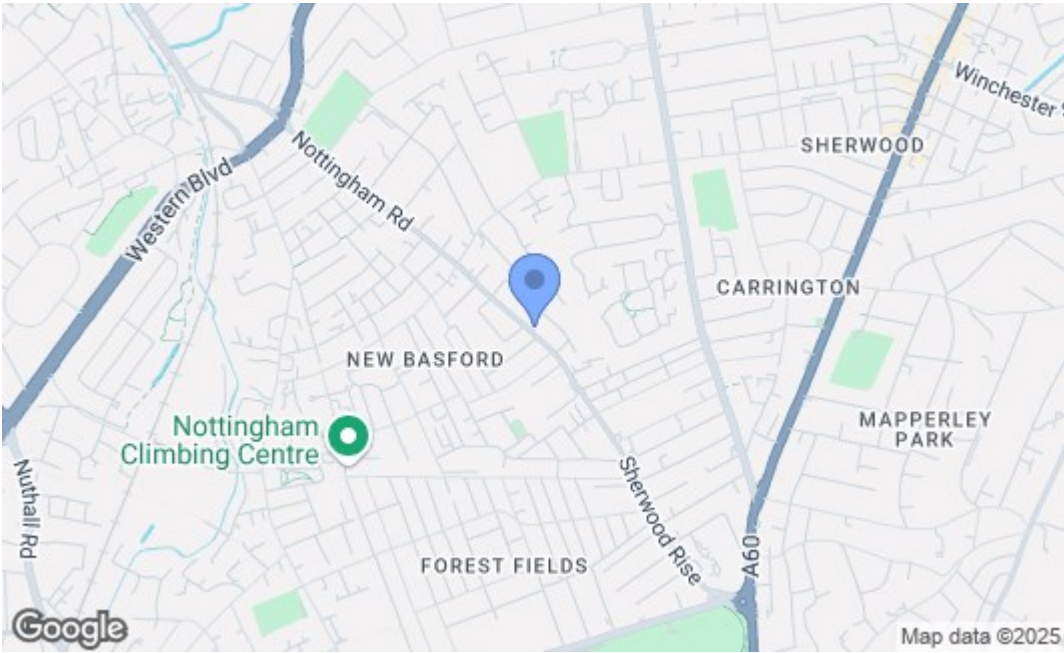
Flood Defences: No

Non-Standard Construction: No

Other Material Issues: No



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(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.