Robert Ellis

look no further. . .

Stanley Road

Forest Fields, Nottingham NG7 6HQ

A TWO BEDROOM TERRACED HOME - EXCELLENT INVESTMENT OPPORTUNITY.

Asking Price £100,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

A two-bedroom terraced property located in the popular and central area of Forest Fields, NG7. In need of modernisation, the property offers an excellent renovation and investment opportunity, with generous accommodation throughout and significant potential to add value.

The accommodation is arranged over two floors and further benefits from a double-roomed cellar, ideal for storage or potential conversion subject to the necessary consents. To the ground floor are two reception rooms, providing flexible living and dining space. All windows and external doors have been replaced with UPVC, enhancing both energy efficiency and security.

To the rear of the property is a galley-style kitchen accessed from the dining room, where the combi boiler is located. Beyond the kitchen is a thoroughfare offering useful storage space, with access to the rear garden via a lean-to porch. The three-piece bathroom is also located off this area.

To the first floor are two well-proportioned double bedrooms. The principal bedroom and rear bedroom both benefit from fitted wardrobes, with the principal bedroom also providing access to the loft.

Externally, the property benefits from a rear garden, offering further scope for improvement.

The property is situated in a highly convenient location close to Nottingham city centre and benefits from excellent transport links, including nearby bus and tram routes. A wide range of local amenities are within easy reach, including shops, schools, and religious centres, making this an ideal opportunity for investors or buyers seeking a project in a well-connected area.

Lounge
UPVC double glazed entrance door to the front elevation leading into the lounge comprising UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, dado rail, wall mounted radiator, door leading through to the dining room.

Dining Room
UPVC double glazed window to the rear elevation, wall mounted radiator, dado rail, coving to the ceiling, carpeted staircase to the first floor landing, door leading through to the kitchen.

Kitchen
UPVC double glazed window to the side elevation, tiled splashbacks, coving to the ceiling, wall mounted radiator, a range of wall and base units with worksurfaces over, space for a cooker, space and plumbing for a washing machine, space and point for a fridge, sink and drainer unit with mixer tap over, glazed door leading to the rear lobby.

Rear Lobby
Access to the cellar, door to the bathroom, door leading to the rear garden.

Bathroom
UPVC double glazed windows to the side and rear elevations, tiled splashbacks, panelled bath with separate hot and cold taps, wash hand basin with separate hot and cold taps, wall mounted radiator.

Outside

Rear of Property
To the rear of the property there is an enclosed rear courtyard style garden with gated access to the rear.

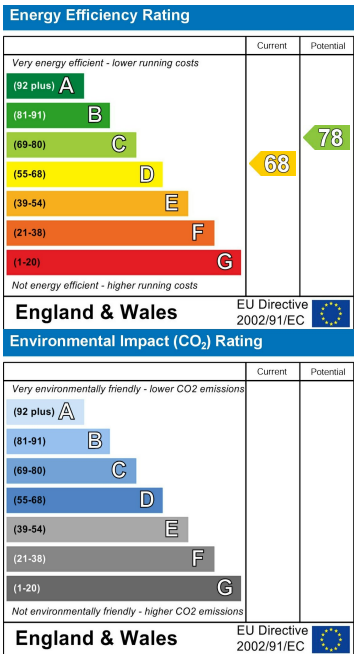
Cellar
Built up of two stores providing useful storage space.

First Floor Landing
Carpeted flooring, coving to the ceiling, doors leading off to:

Bedroom One
UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

Bedroom Two
UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, wall mounted radiator, built-in storage cupboards.

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 15mbps 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



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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485