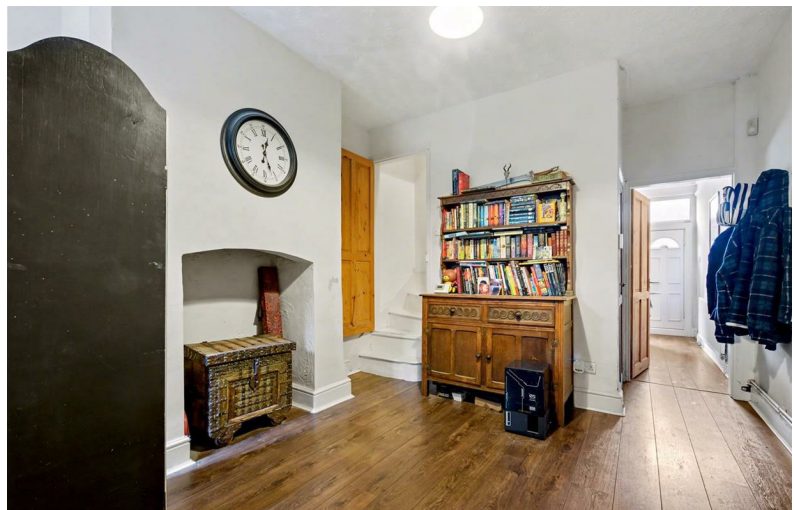


# Robert Ellis

*look no further...*



Hungerhill Road  
Nottingham NG3 4NB

TRADITIONAL TWO-BEDROOM MID  
TERRACE PROPERTY

**Asking Price £157,500 Freehold**

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A traditional two-bedroom mid-terrace home situated in this popular and convenient residential location, offering excellent access to Nottingham City Centre, Mapperley Top, local shops, schools and transport links.

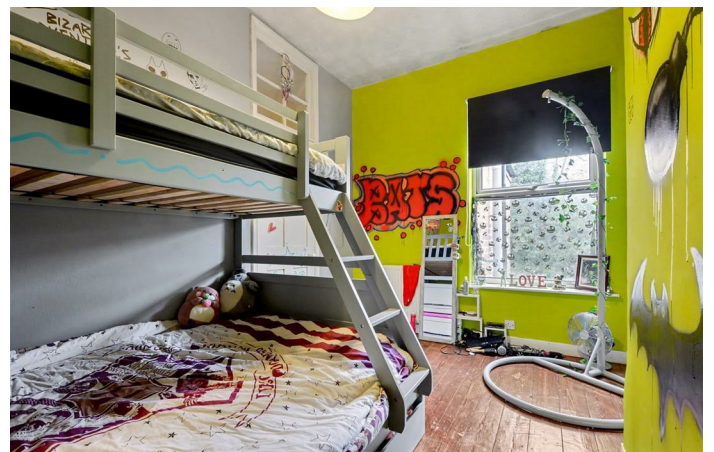
The property offers well-proportioned accommodation throughout and would make an ideal first-time purchase or investment opportunity. In brief, the accommodation comprises a living room to the front elevation featuring a bay window and an attractive exposed brick fireplace, providing a warm and welcoming reception space. To the rear is a separate dining room with useful understairs storage and a staircase leading to the first floor, offering excellent additional living or entertaining space.

The fitted kitchen is positioned at the rear of the property and is equipped with a range of wall and base units, work surfaces and access leading out to the enclosed rear garden.

To the first floor there are two well-proportioned bedrooms and a spacious family bathroom fitted with a three piece suite including a bath with shower over.

Outside, the property benefits from an enclosed rear garden with patio area and secure access, providing a private outdoor space.

The property benefits from gas central heating supplied by a brand new boiler installed in September 2025, which remains under warranty, as well as double glazing throughout. Ideally located for access to Nottingham City Centre, local amenities and excellent transport links, this represents a fantastic opportunity for a wide range of buyers.



### Living Room

14'06 x 11'03 approx (4.42m x 3.43m approx )

UPVC double glazed bay window to the front elevation, wall mounted radiator, UPVC double glazed entrance door to the front elevation, coving to the ceiling, ceiling light point, feature decorative fireplace incorporating exposed brick, laminate floor covering, internal wooden door leading through to the dining room.

### Dining Room

11'05 x 15'09 approx (3.48m x 4.80m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, laminate flooring, staircase leading to the first floor landing, understairs storage cupboard, panelled door leading through to the fitted kitchen.

### Kitchen

13'08 x 6'06 approx (4.17m x 1.98m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, two UPVC double glazed windows to the side elevation, tiled splashbacks, linoleum floor covering, integrated oven with four ring hob over, space and point for a freestanding fridge freezer, ceiling light point, UPVC double glazed access door leading to the rear garden, wall mounted double radiator, ceiling light point.

### First Floor Landing

Strip wood flooring, wall mounted radiator, ceiling light point, panelled doors leading off to:

### Bedroom One

12'01 x 11'05 approx (3.68m x 3.48m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, strip wood flooring, built-in storage cupboard.

### Bedroom Two

8'07 x 12'03 approx (2.62m x 3.73m approx)

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

### Family Bathroom

14'05 x 6'06 approx (4.39m x 1.98m approx )

Three piece suite comprising panelled bath with mains fed shower over, low level flush WC, pedestal wash hand basin, UPVC double glazed window to the rear elevation, tiled splashbacks, wall mounted radiator, ceiling light point, airing cupboard housing refitted Glow-worm gas central heating combination boiler providing hot water and central heating to the property.

### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, secure gated access, block paved patio area.

### 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 7mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

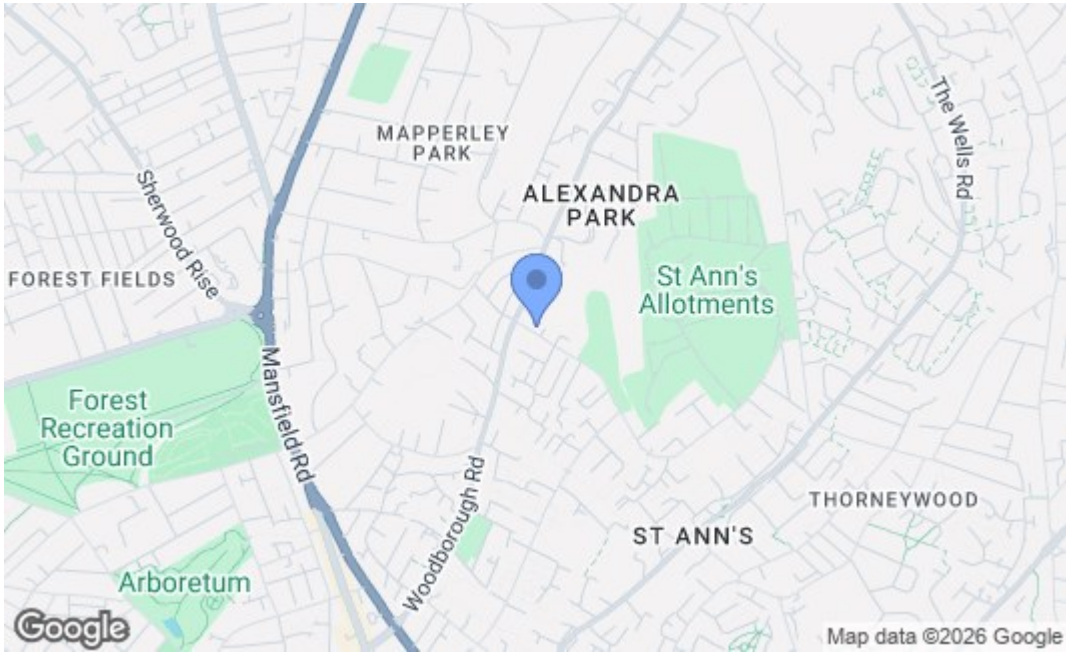
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.