



**Reigate Road
New Basford, Nottingham NG7 7FB**

£145,000 Freehold

A WELL PRESENTED TWO BEDROOM MID TERRACE HOME FOR SALE IN NG7!



This well presented two double bedroom mid-terraced home in the ever-popular NG7 area is a fantastic opportunity for first-time buyers looking to step onto the property ladder, as well as landlords seeking a solid investment in a high-demand location.

Step inside to find two spacious and versatile reception rooms, perfect for cosy evenings in or entertaining friends and family. The dining room flows seamlessly into a modern, well-appointed kitchen fitted with a range of stylish wall and base units, with direct access to the rear garden.

Upstairs, the property offers two generous double bedrooms and a contemporary three-piece family bathroom, all accessed from the first-floor landing.

Perfectly positioned close to local shops, reputable schools, and excellent transport links, this home also benefits from being within easy reach of City Hospital and Nottingham City Centre. Everything you need is right on your doorstep.

A property in this location won't stay on the market for long.

Book your viewing today!



Dining Room

11'45 x 10'01 approx (3.35m x 3.07m approx)
UPVC entrance door to the front elevation leading into the dining room comprising laminate flooring, wall mounted radiator, UPVC double glazed window to the front elevation, coving to the ceiling, archway to storage area.

Lobby

Under the stairs storage, archway leading through to the living room.

Living Room

11'49 x 10'63 approx (3.35m x 3.05m approx)
Laminate flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, archway leading through to the kitchen, staircase leading to the first floor landing.

Kitchen

9'50 x 6'77 approx (2.74m x 1.83m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space for a fridge and freezer, electric oven with induction hob over, space and plumbing for a dishwasher, tiled splashbacks, tiled flooring, wall mounted gas central heating combination boiler, UPVC double glazed window to the side elevation, UPVC double glazed access door to the side elevation.

First Floor Landing

Carpeted flooring, access to the loft with pull down ladder, doors leading off to:

Bedroom One

11'48 x 10'03 approx (3.35m x 3.12m approx)
Laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Bedroom Two

10'76 x 8'48 approx (3.05m x 2.44m approx)
Laminate flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage.

Bathroom

6'60 x 9'27 approx (1.83m x 2.74m approx)
Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator, wash hand basin, WC, bath with separate hot and cold taps with mains fed shower over.

Rear of Property

To the rear of the property there is an enclosed yard style rear garden with store.

Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling 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

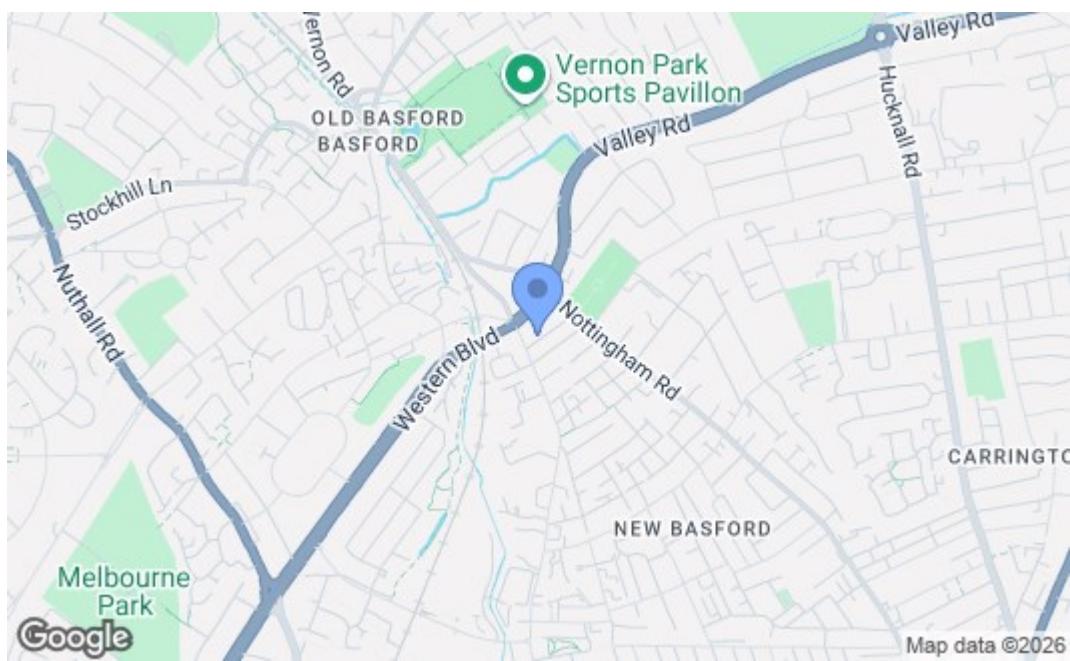
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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 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.