Robert Ellis

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Brixton Road
Nottingham NG7 3FG

TWO BEDROOM MID TERRACED PROPERTY

Asking Price £135,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

A well-proportioned two-bedroom mid-terraced property with two reception rooms, situated in a convenient and popular residential location close to Nottingham City Centre. The property is currently let, making it an ideal opportunity for investors looking for a property with an established rental history.

The accommodation is arranged over two floors and begins with a front living room, providing a comfortable reception space with a window to the front elevation allowing plenty of natural light. Leading through from here is a separate dining room, offering a second reception area which provides a versatile space for dining or additional living accommodation and also gives access to the staircase to the first floor.

To the rear of the property is the fitted kitchen, which is equipped with a range of wall and base units with work surfaces over, space for appliances and access through to the rear of the property.

An inner lobby leads to the ground floor bathroom, fitted with a three-piece suite including a bath with shower over, wash hand basin and low-level WC.

To the first floor the property offers two well-proportioned bedrooms, providing comfortable accommodation for tenants or owner-occupiers alike.

Externally, the property benefits from an enclosed rear yard, offering low-maintenance outside space.

The property is located within easy reach of Nottingham City Centre, local shops, transport links, universities and amenities, making it a popular location for tenants and ensuring continued rental demand.

Overall, this is an excellent investment opportunity or purchase for those looking for a well-located property with good access to the city and surrounding areas.

Living Room
10'2 x 11'04 approx (3.10m x 3.45m approx)
UPVC double glazed window to the front elevation, UPVC double glazed access door, wall mounted radiator, ceiling light point, coving to the ceiling, ceiling rose, linoleum floor covering, internal door leading through to the dining room.

Dining Room
12'9 x 11'03 approx (3.89m x 3.43m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, staircase leading to the first floor landing, dado rail, internal door leading through to the fitted kitchen.

Fitted Kitchen
15'11 x 5'06 approx (4.85m x 1.68m approx)
UPVC double glazed window to the side elevation, a range of matching wall and base units incorporating laminate worksurfaces over, space and point for a freestanding gas cooker, tiled splashbacks, wall mounted gas central heating combination boiler, space and plumbing for an automatic washing machine, wall mounted radiator, breakfast bar, ceiling light point, linoleum floor covering, sink with mixer tap over, UPVC double glazed window to the side elevation.

Inner Lobby
2'11 x 4'01 approx (0.89m x 1.24m approx)
UPVC double glazed leaded window to the side elevation, linoleum floor covering, ceiling light point, internal doors leading through to the fitted kitchen and family bathroom

Family Bathroom
5'05 x 6' approx (1.65m x 1.83m approx)
UPVC double glazed window to the side elevation, ceiling light point, low level flush WC, pedestal wash hand basin, bath with Triton electric shower over, linoleum floor covering.

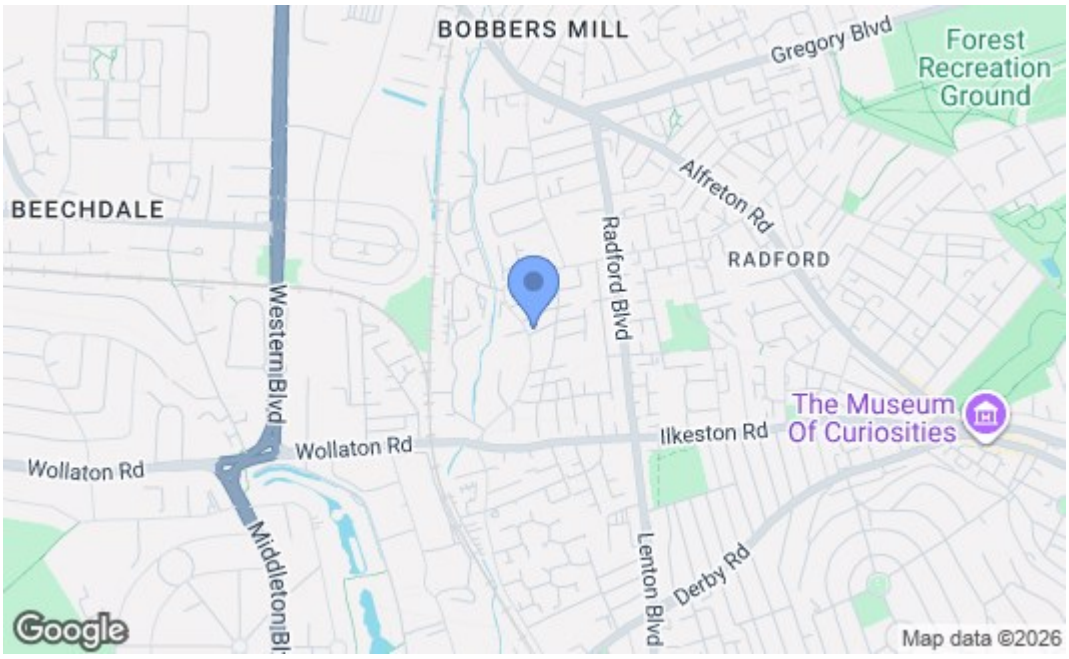
Rear of Property
To the rear of the property there is an enclosed rear yard with rear pathway.

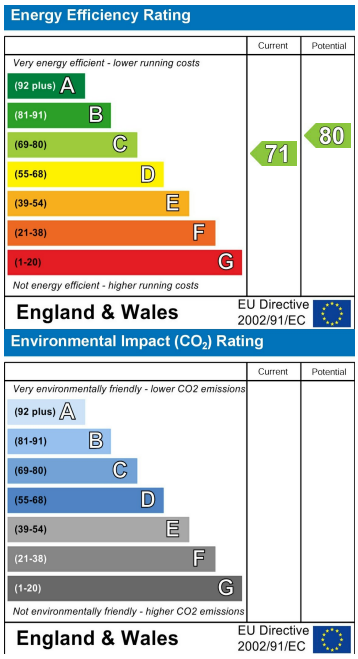
First Floor Landing
Ceiling light point, panelled doors leading off to:

Bedroom One
10'1 x 11'05 approx (3.07m x 3.48m approx)
UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

Bedroom Two
9'9 x 12'5 approx (2.97m x 3.78m approx)
UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

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 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





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.