Robert Ellis

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Wallis Street
Old Basford, Nottingham NG6 0EP

THREE BEDROOM MID TERRACED HOUSE
ARRANGED OVER THREE FLOORS

Offers In The Region Of £170,000 Freehold

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A spacious three bedroom semi-detached home arranged over three floors, offering versatile accommodation and an excellent opportunity for both first time buyers and investors alike.

The property benefits from a bay fronted living room providing excellent natural light and a separate dining room creating an ideal space for entertaining or family living. To the rear there is a fitted kitchen with a range of wall and base units, rear lobby and ground floor bathroom fitted with a three piece suite.

To the first floor there are two well proportioned double bedrooms, whilst the second floor provides a further generous double bedroom, offering flexible accommodation which could also be used as a home office or guest room.

Outside, the property benefits from an enclosed rear garden providing a private outdoor seating area.

Situated in this convenient residential location, the property is well placed for easy access to local shops, schools and transport links, with Nottingham city centre and surrounding areas easily accessible. This property offers excellent potential and must be viewed to be fully appreciated.

Living Room
12'2 x 13'07 approx (3.71m x 4.14m approx)
UPVC double glazed bay window to the front elevation, UPVC double glazed access door to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, laminate floor covering, panelled door leading through to the inner lobby.

Inner Lobby
Laminate flooring, carpeted staircase leading to the first floor landing, doorway leading through to the dining room.

Dining Room
12'7 x 12'2 approx (3.84m x 3.71m approx)
UVPV double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, understairs storage cupboard, laminate flooring, doorway leading through to the fitted kitchen.

Fitted Kitchen
13'2 x 6'8 approx (4.01m x 2.03m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and point for a freestanding gas cooker, space and plumbing for an automatic washing machine, wall mounted Ideal gas central heating combination boiler, wall mounted radiator, tiled splashbacks, linoleum flooring, panelled door leading to the rear lobby.

Rear Lobby
2'9 x 7'3 approx (0.84m x 2.21m approx)
UPVC double glazed door to the side elevation, UPVC double glazed door to the side elevation leading to the rear garden, space and point for a freestanding tumble dryer, ceiling light point, tiling to the floor, panelled door leading to the ground floor bathroom.

Bathroom
6'11 x 6'07 approx (2.11m x 2.01m approx)
UPVC double glazed window to the side elevation, three piece suite comprising panelled bath with electric shower over, low level flush WC, pedestal wash hand basin, tiling to the floor, tiled splashbacks, wall mounted radiator, ceiling light point.

First Floor Landing
UPVC double glazed window to the side elevation, ceiling light point, carpeted staircase leading to the second floor landing, panelled doors leading off to:

Bedroom One
11'04 x 12'02 approx (3.45m x 3.71m approx)
Two UPVC double glazed windows to the front elevation, ceiling light point, built-in wardrobes providing ample additional storage space.

Bedroom Two
10' x 11'04 approx (3.05m x 3.45m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Second Floor Landing
Ceiling light point, panelled door leading to bedroom three.

Bedroom Three
12' x 12'1 approx (3.66m x 3.68m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point.

Rear of Property
To the rear of the property there is an enclosed garden offering seating space with fencing to the borders.

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 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.