

Ladbroke Crescent  
Basford, Nottingham NG6 0GQ

**£220,000**

A THREE BEDROOM, SEMI DETACHED  
HOME SITUATED IN BASFORD,  
NOTTINGHAM.



**\*\* IDEAL FAMILY HOME \*\* THREE BEDROOM, SEMI DETACHED \*\***

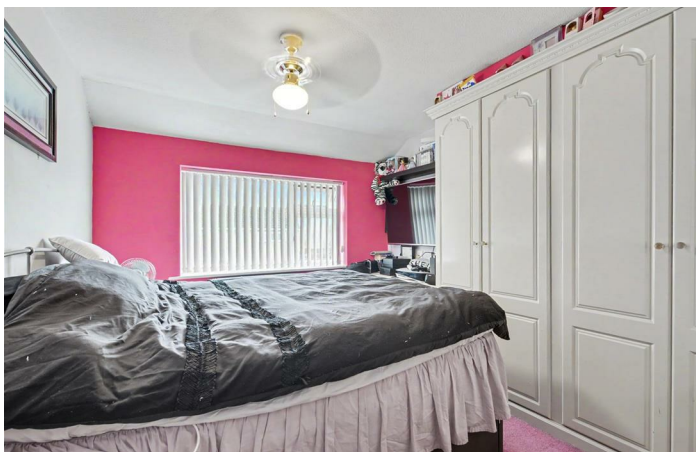
Robert Ellis Estate Agents are delighted to bring to the market this superb THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in BASFORD, NOTTINGHAM.

Upon entry, you are welcomed into the porch which leads to the hallway, this allows access into the open plan lounge diner with French doors opening to enclosed rear garden, with patio and laid to lawn. The ground floor also hosts the kitchen with fitted units.

Stairs lead to landing, first double bedroom with fitted wardrobes, second double bedroom, third bedroom and family bathroom featuring a three piece suite.

The front of the property hosts a low maintenance garden, with driveway for at least two cars, gated and access to a detached garage.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this fantastic opportunity- Contact the office now!



Lounge  
13'6" x 12'11" (4.14 x 3.94)

Dining Room  
10'9" x 9'1" (3.30 x 2.77)

Kitchen  
10'4" x 7'3" (3.15 x 2.21)

Bedroom One  
12'11" x 10'0" (3.94 x 3.05)

Bedroom Two  
10'9" x 10'0" (3.30 x 3.05)

Bedroom Three  
9'10" x 6'5" (3.00 x 1.96)

Bathroom

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

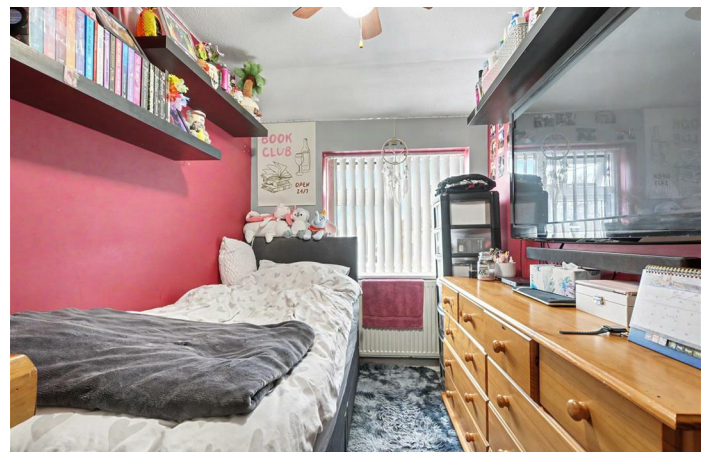
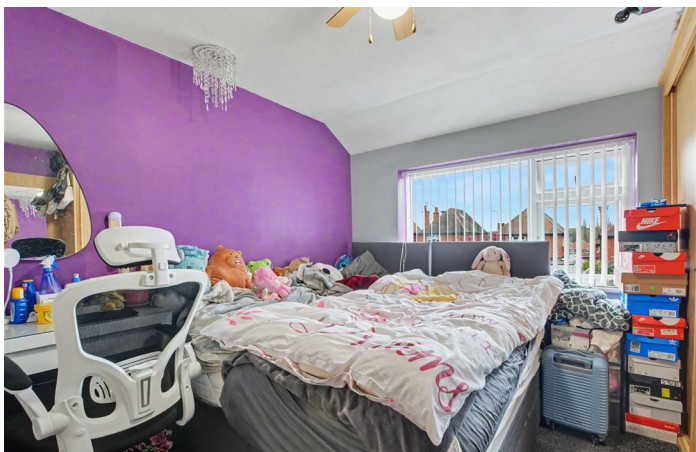
Flood Risk: No flooding in the past 5 years

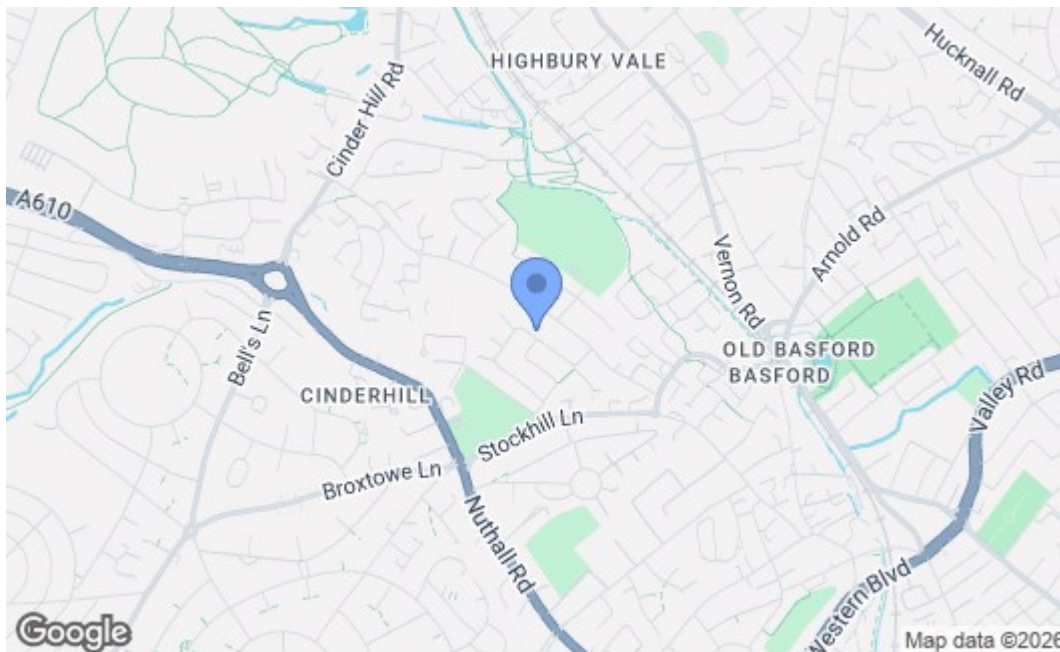
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
		72	78
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.