



**Ballerat Crescent  
, Nottingham NG5 9LJ**

**TWO BEDROOM SEMI-DETACHED  
PROPERTY, NO UPWARD CHAIN**

**Asking Price £160,000 Freehold**



Robert Ellis are pleased to bring to the market this two bedroom semi-detached property situated on Ballerat Crescent, Nottingham.

The property offers excellent potential and would make an ideal purchase for a first time buyer, investor or anyone looking for a property they can improve and put their own stamp on. The accommodation is arranged over two floors and benefits from gas central heating, double glazing, off road parking and an enclosed rear garden.

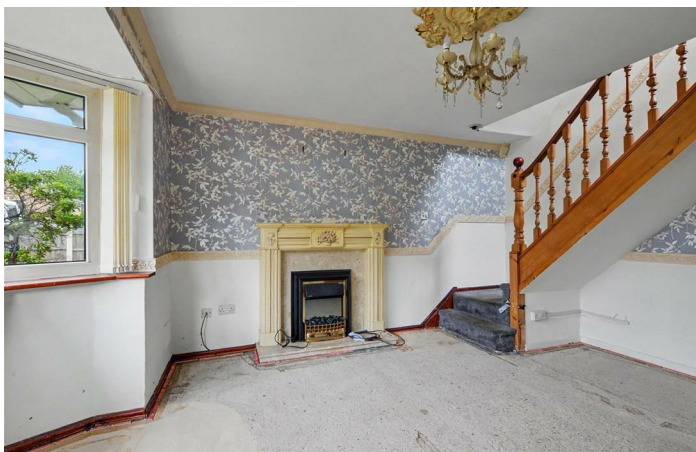
The property is entered via a side entrance door into the hallway, with internal doors leading through to the main ground floor accommodation. To the front is the living room, having a bay window to the front elevation, staircase rising to the first floor and a feature fireplace. To the rear is the dining kitchen, fitted with a range of wall and base units, work surfaces, space for appliances and a wall mounted gas combination boiler. From the kitchen, sliding doors lead through to the conservatory, which provides additional living space and enjoys views over the rear garden, with doors opening out to the patio.

To the first floor, the landing provides access to two bedrooms and the family bathroom. Bedroom one is positioned to the front of the property and benefits from built-in storage over the stairs, while bedroom two overlooks the rear garden and also has useful storage. The bathroom is fitted with a three piece suite comprising shower enclosure, vanity wash hand basin and WC.

Outside, the property has a low maintenance paved front garden with planted borders, together with a driveway providing off road parking and a carport to the side. To the rear, there is an enclosed garden with paved patio area, lawn and planted borders.

Ballerat Crescent is well placed for access to a range of local shops, schools and transport links, with Arnold, Bestwood and the surrounding areas all within easy reach.

An early viewing comes highly recommended to appreciate the potential this property has to offer.



### Entrance Hallway

4'5" x 4'5" approx (1.37m x 1.37m approx)

UPVC double glazed entrance door to the side elevation, tiling to the floor, ceiling light point, panelled doors leading off to:

### Dining Kitchen

8'5" x 12'4" approx (2.57m x 3.76m approx)

With a range of matching wall and base units with worksurfaces over, space and point for a cooker, wall mounted Ideal gas central heating combination boiler providing hot water and central heating to the property, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge freezer, wall mounted radiator, tiled splashbacks, tiling to the floor, ceiling light point, stainless steel sink with mixer tap over, sliding double glazed patio door leading through to the conservatory.

### Conservatory

9'8" x 9'6" approx (2.95m x 2.92m approx)

UPVC double glazed windows to the side and rear elevations, tiling to the floor, wall light point, double glazed patio doors leading out to the enclosed rear landscaped garden.

### Living Room

12'4" x 15'06" approx (3.76m x 4.72m approx)

UPVC double glazed bay window to the front elevation, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, feature fireplace incorporating stone hearth and surround with electric fire.

### First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, built-in storage cupboard with shelving, loft access hatch, panelled doors leading off to:

### Bedroom One

12'6" x 10'1" approx (3.81m x 3.07m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, picture rail, part dado rail, built-in storage over stairs.

### Bedroom Two

6'8" x 10'7" approx (2.03m x 3.23m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs with additional large storage cupboard.

### Family Bathroom

7'09" x 6'01" approx (2.36m x 1.85m approx)

Three piece suite comprising quadrant shower enclosure with electric shower above, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, chrome heated towel rail, tiled splashbacks, linoleum flooring, recessed spotlights to the ceiling, UPVC double glazed window to the side elevation.

### Outside

#### Front of Property

To the front of the property there is a low maintenance paved front garden with shrubs and trees planted to the borders, tarmac driveway providing off the road vehicle hardstanding with carport to the side elevation providing further dry storage.

#### Rear of Property

To the rear of the property there is a good sized enclosed rear garden with paved patio area, garden laid to lawn with shrubs and trees planted to the borders, fencing to the boundaries.

### 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 7mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

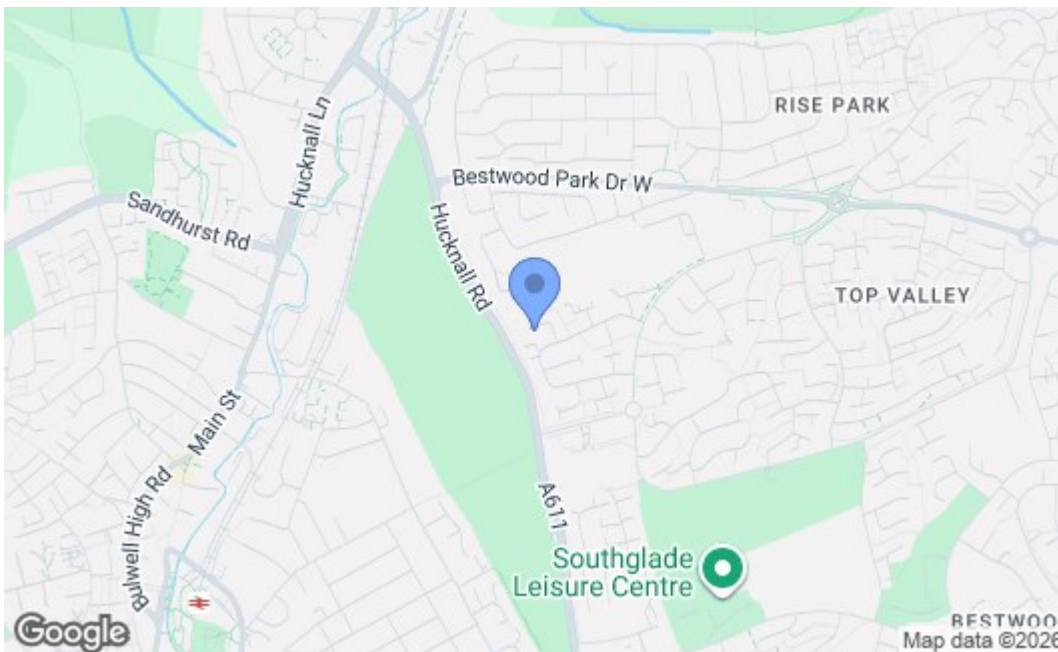
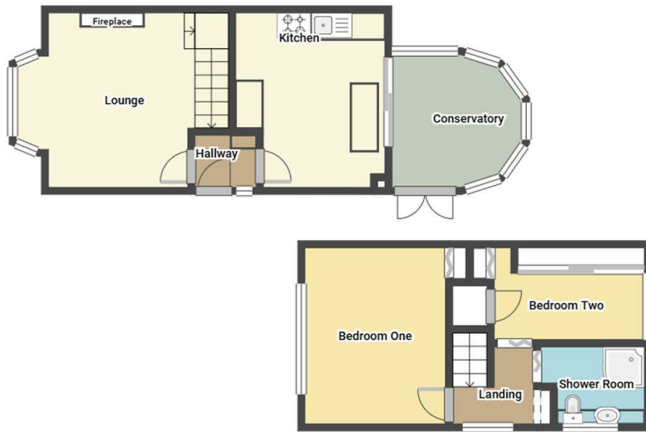
Flood Defences: No

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.