



Central Avenue
New Basford, Nottingham NG7 7AF

£320,000 Freehold

A TRADITIONAL THREE DOUBLE
BEDROOM SEMI-DETACHED HOME
SITUATED IN NEW BASFORD,
NOTTINGHAM.



Robert Ellis are delighted to offer to the market this TRADITIONAL THREE DOUBLE BEDROOM SEMI-DETACHED HOME situated in New Basford, Nottingham.

This home bursts character and would suit any growing family looking to live close to local amenities, schools and transport links. The property is also located a short drive away from Nottingham City Centre.

In brief the property comprises of; entrance hallway, lounge, kitchen/diner, utility/office, converted cellar with conservatory giving access to the enclosed rear garden, three double bedrooms, a family shower room and a family bathroom,

To the front of the property there is a low maintenance garden. To the rear there is a good size enclosed garden with a large paved patio area, large garden laid to lawn, shrubs and trees planted to the borders, shed with a brick wall and hedging surrounding.

An early viewing on this home is highly recommended to appreciate the accommodation on offer.



Entrance Hallway

Composite entrance door to the side elevation leading into the Entrance Hallway with double glazed windows to the side. Laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Picture rail. Coving to the ceiling. Carpeted staircase to the First Floor Landing. Internal doors leading into the Lounge, Open Plan Kitchen Diner, Utility Room and down to the Study/Cinema Room

Lounge

17'8" x 14'0" approx (5.41m x 4.28m approx)
Double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Wall light points. Ceiling light point. Coving to the ceiling. Ceiling rose. Feature cast iron fireplace with wooden mantel and tiled hearth and surround

Kitchen Diner

20'2" x 18'0" approx (6.17 x 5.51 approx)
Double glazed bay fronted window to the rear elevation. Double glazed windows to the rear and side elevations. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Wall light points. Recessed spotlights to the ceiling. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Breakfast bar with ample seating space. Double stainless steel sink with dual heat tap. Freestanding 6 ring gas cooker with extractor unit above. Space and plumbing for a freestanding dishwasher. Space and point for freestanding fridge freezer

Utility Room

4'9" x 13'11" approx (1.46 x 4.25 approx)
Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Space and point for a freestanding tumble dryer

Study/Cinema Room

22'2" x 18'3" approx (6.78 x 5.57 approx)
Double glazed French doors to the rear elevation leading to the Conservatory. Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiators. Ceiling light point. Recessed spotlights to the ceiling. Space and plumbing for an automatic washing machine

Conservatory

8'9" x 13'0" approx (2.69 x 3.97 approx)
Double glazed French doors to the rear elevation leading to the enclosed rear garden. Double glazed windows to the side elevation. Tiled flooring. Wall mounted radiator. Wall light points

First Floor Landing

Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Picture rail. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, Family Shower Room and Family Bathroom

Bedroom 1

13'11" x 14'0" approx (4.25 x 4.29 approx)
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Picture rail. 2 x Built-in triple wardrobes

Bedroom 2

10'6" x 13'11" approx (3.21 x 4.26 approx)
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobe

Bedroom 3

9'4" x 13'11" approx (2.87 x 4.25 approx)
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobe and shelving

Family Shower Room

6'11" x 5'4" approx (2.11 x 1.63 approx)
Double glazed windows to the side elevation. Linoleum flooring. Fully tiled walls. Wall mounted radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a quadrant shower enclosure with an electric shower above, vanity wash hand basin with dual heat tap and storage cupboard below and a low level WC

Family Bathroom

10'3" x 4'10" approx (3.13 x 1.48 approx)
Double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a bath with dual heat tap with handheld shower attachment, pedestal wash hand basin with hot and cold taps and a low level flush WC.

Front of Property

To the front of the property there is a low maintenance garden with a pathway to the front entrance and stone wall to the borders. On road parking

Rear of Property

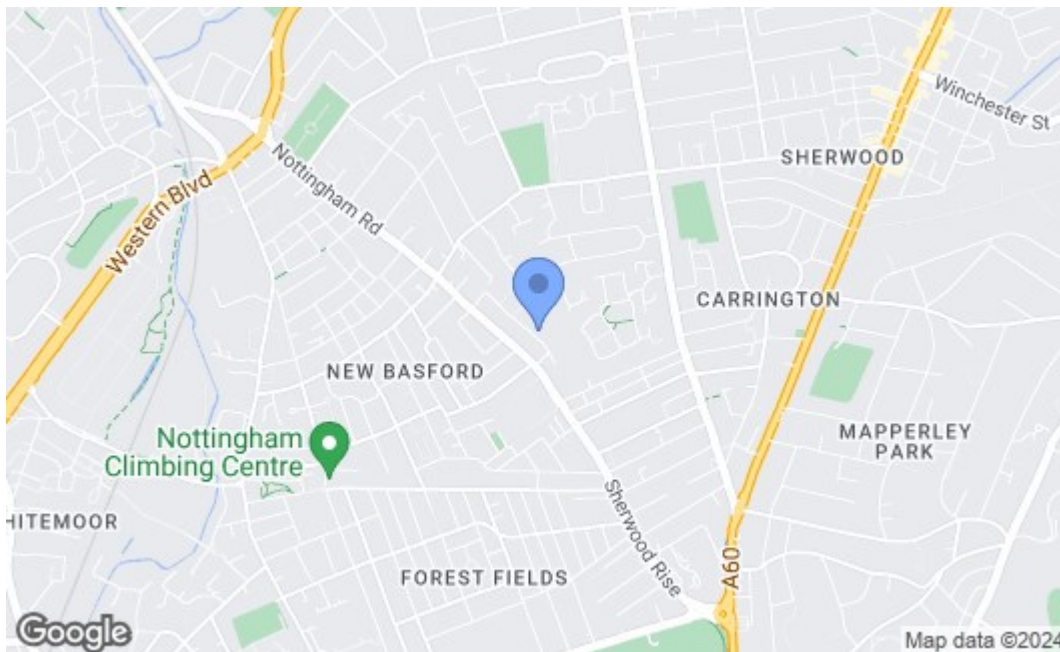
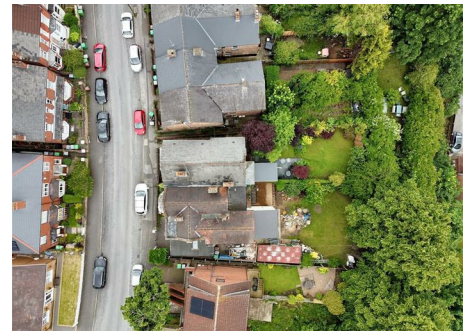
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Agents Notes: Additional Information

Council Tax Band: B
Local Authority: Nottingham City
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			
		68	80
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.