Robert Ellis

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Burford Road

Forest Fields Nottingham NG7 6AY

THREE BEDROOM TERRACED HOME WITH NO UPWARD CHAIN

Guide Price £170,000 Freehold

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** GUIDE PRICE £170-180,000 **

A WELL-PRESENTED THREE-BEDROOM TERRACED HOME OFFERING SPACIOUS ACCOMMODATION, A MODERN FITTED KITCHEN, USEFUL CELLAR AND ENCLOSED REAR GARDEN - AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS, YOUNG FAMILIES OR INVESTORS WITH NO UPWARD CHAIN.

Robert Ellis Estate Agents are pleased to bring to the market this three-bedroom terraced property, situated on Burford Road. The property offers well-proportioned accommodation arranged over two floors, together with the additional benefit of useful cellar space. Presented in a modern and neutral style, the home provides an excellent opportunity for buyers looking for a property they can move into and make their own.

Entering into the property, you are welcomed into the lounge, a comfortable reception room with a window overlooking the front elevation and laminate flooring. From here, an internal hallway provides access to the cellar and leads through into the kitchen.

The spacious fitted kitchen offers a range of wall and base units with work surfaces, an integrated oven with four ring gas hob and extractor, together with space for additional appliances. Beyond the kitchen is a useful utility area providing further appliance space and access to both the rear garden and bathroom.

To the first floor are three bedrooms, including a generous principal bedroom positioned to the front and two further bedrooms overlooking the rear, providing flexible accommodation suitable for families, guests or those requiring a home office.

Externally, the property benefits from an enclosed rear garden with artificial lawn, walled boundaries and gated rear access, creating a practical and low-maintenance outside space.

Offering three bedrooms, a spacious kitchen, useful cellar and low-maintenance garden at an accessible price point, this property would make an excellent first home, family purchase or investment. An internal viewing is highly recommended.





Lounge
11'1" x 11'1" approx (3.4 x 3.4 approx)
UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, coving to the ceiling, wall mounted radiator.

Hallway
Door to cellar, door to kitchen, laminate flooring.

Cellar
5'2" x 11'1" approx (1.6 x 3.4 approx)

Cellar
11'1" x 5'6" approx (3.4 x 1.7 approx)

Kitchen
12'5" x 11'1" approx (3.8 x 3.4 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, laminate flooring, oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, tiled splashbacks, space and point for a fridge freezer, staircase leading to the first floor landing, wall mounted radiator, UPVC double glazed window to the rear elevation, door leading through to the utility room.

Utility
5'6" x 2'11" approx (1.7 x 0.9 approx)
Wall mounted boiler, tiled flooring, base unit with space and point for a tumble dryer and worksurface above, door leading out to the rear garden, door leading through to the bathroom.

Bathroom
5'6" x 6'10" approx (1.7 x 2.1 approx)
UPVC double glazed window to the side elevation, handwash basin, WC, bath with mains fed shower, tiling to the walls, tiling to the floor, extractor fan, heated towel rail.

First Floor Landing
Carpeted flooring, wall mounted radiator, doors leading off to:

Bedroom One
11'1" x 11'1" approx (3.4 x 3.4 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
8'2" x 12'5" approx (2.5 x 3.8 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
7'10" x 5'6" approx (2.4 x 1.7 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed rear garden with artificial lawn, rear gated access, walled boundaries.

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 14mbps 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

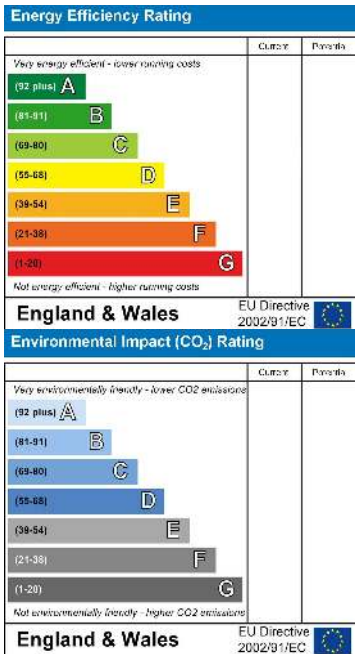












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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