Robert Ellis

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Nottingham Road
, Nottingham NG7 7AY

SEMI-DETACHED FAMILY HOME WITH
THREE GOOD SIZED BEDROOMS

Asking Price £220,000 Freehold

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A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY OFFERING WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, IDEALLY SUITED TO FIRST TIME BUYERS, YOUNG FAMILIES OR INVESTORS LOOKING FOR A PROPERTY WITHIN EASY REACH OF NOTTINGHAM CITY CENTRE.

Robert Ellis are delighted to bring to the market this well-presented three bedroom semi-detached property, situated in a convenient and established residential location within New Basford. The property offers spacious and versatile accommodation arranged over two floors, benefiting from gas central heating, UPVC double glazing and an enclosed low maintenance rear garden.

The property is entered through an entrance lobby which leads into the inner hallway, providing access to the ground floor accommodation and stairs rising to the first floor. The spacious lounge is positioned to the front of the property and benefits from a bay window allowing plenty of natural light into the room, together with a feature fireplace. An archway leads through into the separate dining area, creating an open plan living and dining space, ideal for everyday family living and entertaining. The dining area also benefits from built-in storage cupboards and provides access to the fitted kitchen, which incorporates a range of wall and base units, work surfaces, an integrated oven, gas hob and space for further appliances. A useful ground floor WC completes the accommodation on this level.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The main bedroom is positioned to the front of the property and benefits from built-in storage cupboards, whilst the second bedroom is another good sized double overlooking the rear. The third bedroom provides an ideal child's bedroom, nursery or home office. The family bathroom is fitted with a three piece suite comprising a panelled bath with shower over, wash hand basin and low flush WC.

Outside, the property benefits from an enclosed, low maintenance rear patio garden, providing a private outdoor seating area which is ideal for enjoying the warmer months without the upkeep of a traditional lawned garden.

The property is conveniently situated on Nottingham Road in New Basford, within easy reach of a wide range of local shops, supermarkets, schools and everyday amenities. There are excellent transport links into Nottingham City Centre, along with convenient access to surrounding areas including Sherwood, Carrington and Basford.

This is a property which offers a good amount of living accommodation and would make an ideal purchase for first time buyers, young families or investors looking to add to their property portfolio.

An internal viewing is highly recommended to fully appreciate the size of the accommodation and convenient location this property has to offer.





Entrance Lobby
3'1 x 1'7 approx (0.94m x 0.48m approx)
Double doors to the front elevation, tiled flooring, with internal glazed door leading to inner entrance hallway.

Inner Entrance Hallway
11'01 x 6'06 approx (3.38m x 1.98m approx)
Wooden flooring, wall mounted radiator, ceiling light point, staircase leading to the first floor landing, with panelled doors leading through to:

Ground Floor WC
2'6 x 5'01 approx (0.76m x 1.55m approx)
Low level flush WC, window to the side elevation, ceiling light point, part-tiling to the walls, wall mounted radiator.

Living Room
14'05 x 12'2 approx (4.39m x 3.71m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering, decorative fireplace, archway leading through to the dining area.

Dining Area
10'4 x 12' approx (3.15m x 3.66m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering, ceiling light point, archway through to living room, built-in storage cabinets either side of chimney recces, with glazed door leading through to fitted kitchen.

Fitted Kitchen
6'4 x 10'4 approx (1.93m x 3.15m approx)
UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, a range of matching wall and base units incorporating laminate worksurfaces over, one and a half bowl Stainless Steel with mixer tap above, integral oven, four ring Stainless Steel gas hobs with Stainless Steel extractor over, space and plumbing for automatic washing machine, laminate floor covering, ceiling light points.

First Floor Landing
Loft access hatch, ceiling light point, UPVC double glazed window to the side elevation, panelled doors leading of to:

Bedroom One
12'1 x 12'5 approx (3.68m x 3.78m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, built-in storage cupboards providing additional storage space.

Bedroom Two
12'4 x 9'11 approx (3.76m x 3.02m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, loft access hatch, built-in cupboard providing additional storage and housing the gas central heating combination boiler.

Bedroom Three
8'5 x 6'08 approx (2.57m x 2.03m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, ceiling light point.

Family Bathroom
6'03 x 6'03 approx (1.91m x 1.91m approx)
White three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, wall mounted radiator, ceiling light point, UPVC double glazed window to the rear elevation.

Outside
The property sits on a good size corner plot with garage and gardens to the front, side and rear elevations.

Garage
A built-in garage providing an additional storage space and secure vehicle storage.

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 9mbps 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













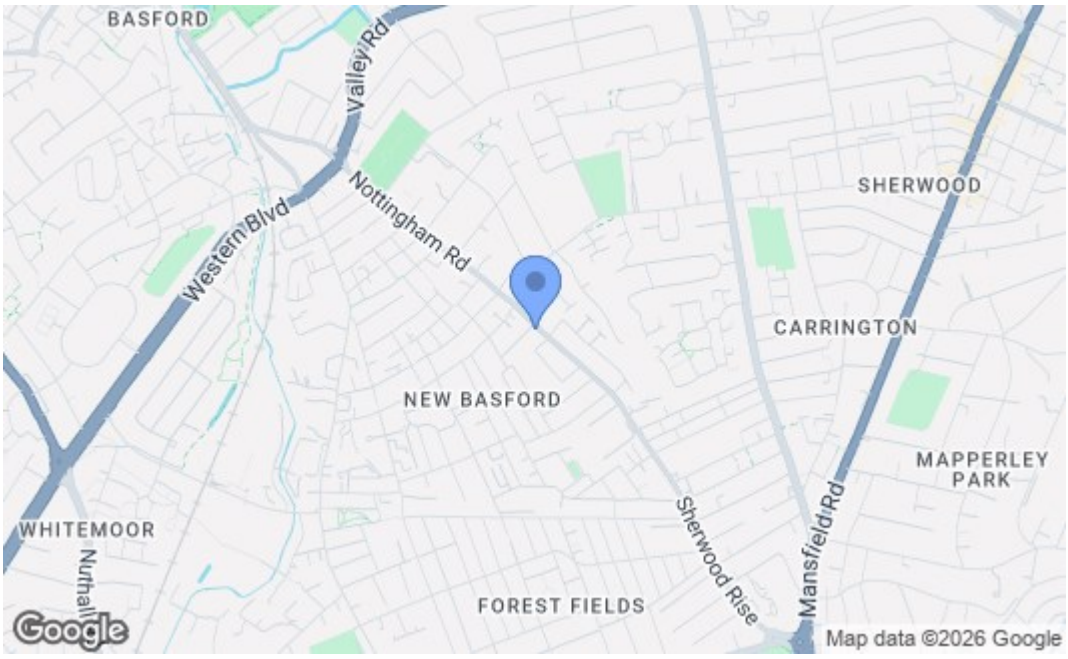

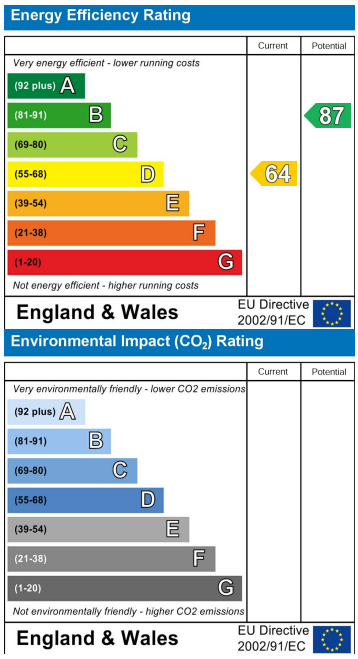

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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