



Ockerby Street
, Nottingham NG6 9FY

TWO DOUBLE BEDROOMS SEMI-
DETACHED PROPERTY

Asking Price £170,000 Freehold



Robert Ellis are pleased to bring to the market this two double bedroom freehold property, situated on Ockerby Street in Nottingham and offered to the market with the benefit of no upward chain.

The property provides well-proportioned accommodation arranged over two floors and would make an ideal first time purchase, investment opportunity or home for those looking for a property with spacious rooms and scope to make their own.

The accommodation comprises an entrance hallway with stairs leading to the first floor, a ground floor WC, spacious living room with bay window to the front, feature fireplace and strip wood flooring, and a dining kitchen fitted with a range of wall and base units, space for appliances and ample room for a dining table. From the kitchen there is access to a useful pantry, rear lobby and garden store.

To the first floor there are two well-proportioned double bedrooms, with bedroom one benefitting from built-in wardrobes with mirrored sliding doors. Bedroom two overlooks the rear and includes a decorative tiled fireplace and storage cupboard. The first floor is completed by a family shower room with walk-in shower enclosure, vanity wash hand basin, WC and heated towel rail.

Outside, the property has a stone wall to the front boundary with a pathway leading to the side entrance door. To the rear there is an enclosed garden with paved patio area, lawn, gravelled section and raised flowerbed.

Located within reach of Bulwell town centre, local shops, schools, transport links and amenities, this property is well placed for a wide range of buyers. An internal viewing comes highly recommended.



Entrance Hallway

7'06 × 15'10 approx (2.29m × 4.83m approx)

UPVC double glazed leaded door to the side elevation, staircase leading to the first floor landing, understairs storage, ceiling light point, panelled doors leading off to:

Ground Floor WC

2'10 × 5' approx (0.86m × 1.52m approx)

Low level flush WC, corner vanity wash hand basin with tiled splashbacks, UPVC double glazed window to the side elevation, ceiling light point, linoleum flooring.

Living Room

13'08 × 14'08 approx (4.17m × 4.47m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, picture rail, strip wood flooring, feature fireplace with wooden mantle, stone hearth and surround incorporating an inset living flame gas fire.

Dining Kitchen

12'03 × 11'02 approx (3.73m × 3.40m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with swan neck mixer tap above, space and plumbing for a dishwasher, space and point for a Range cooker, space and point for a fridge freezer, stainless steel extractor hood, UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, ceiling light point, ample space for a dining table, glazed door leading through to the pantry, UPVC double glazed door leading through to the rear lobby.

Pantry

2'07 × 4'05 approx (0.79m × 1.35m approx)

Incorporating shelving for additional storage, ceiling light point, UPVC double glazed window to the side elevation.

Rear Lobby

3'1 × 6'09 approx (0.94m × 2.06m approx)

UPVC double glazed door to the rear elevation, sliding door leading to additional garden store.

Garden Store

5'11 × 2'9 approx (1.80m × 0.84m approx)

Light and power.

First Floor Landing

Ceiling light point, panelled doors leading off to:

Family Bathroom

5'07 × 7' approx (1.70m × 2.13m approx)

UPVC double glazed window to the side elevation, walk-in shower enclosure with mains fed shower over, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, recessed spotlights to the ceiling, ceiling light point, tiled splashbacks.

Bedroom One

12'02 × 14'06 approx (3.71m × 4.42m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, picture rail, built-in wardrobes with sliding mirrored doors.

Bedroom Two

12'03 × 14'07 approx (3.73m × 4.45m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, picture rail, storage cupboard, decorative tiled fireplace.

Outside

Front of Property

To the front of the property there is a stone wall to the front boundary with pathway leading to the side entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden incorporating paved patio area, garden laid to lawn and additional low maintenance gravelled area and raised flowerbed.

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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

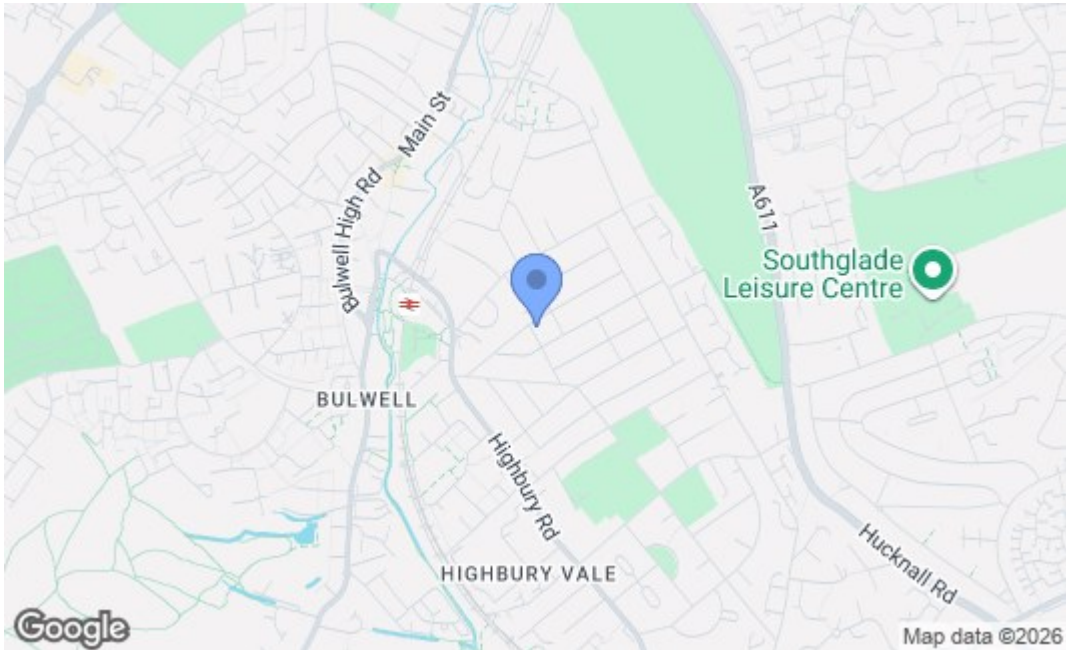
Flood Defences: No

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		
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.