Robert Ellis

look no further...







Burford Road

, Nottingham NG7 6AX

ATTRACTIVE PERIOD THREE BEDROOM MID-TERRACE PROPERTY, SELLING WITH NO UPWARD CHAIN

Guide Price £170,000 Freehold



** GUIDE PRICE £170,000 - £180,000 **

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS ATTRACTIVE THREE BEDROOM MID-TERRACE PERIOD PROPERTY, ideally located within the popular and well-established area of Forest Fields, Nottingham.

The property offers deceptively spacious accommodation arranged over three levels and briefly comprises an entrance lobby leading into a generous front lounge with feature fireplace, inner lobby with staircase access, and a well-proportioned dining kitchen fitted with a range of wall and base units and providing ample space for family dining. To the lower ground floor there is a useful cellar divided into two storage compartments, offering excellent additional space.

To the first floor there are two bedrooms and a family bathroom fitted with a three-piece suite, whilst the second floor provides a further spacious double bedroom with character features.

Outside, the property benefits from an enclosed rear garden with patio areas, raised flower beds and fencing to the boundaries.

The property is conveniently positioned for access to Nottingham City Centre, local shops, schools, public transport links and a wide range of amenities, making it an ideal purchase for first time buyers or investors alike.

AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE AND CHARACTER ON OFFER.





Lounge
11'6 x 14'06 approx (3.51m x 4.42m approx)
UPVC double glazed bay window to the front elevation, ceiling light point, coving to the ceiling, wooden door with window above to the front elevation, feature fireplace incorporating mantle with cast iron inset open fire and tiled hearth, strip wood flooring, picture rail, internal glazed door leading to the inner lobby.

Inner Lobby
Staircase leading to the first floor landing, wooden flooring, panelled door leading through to the dining kitchen.

Dining Kitchen
12' x 11'03 approx (3.66m x 3.43m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and point for a freestanding Range cooker with extractor hood above, tiled splashbacks, tiling to the floor, ceiling light point, ample space for a dining table, wall mounted radiator, UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, wall mounted Glow worm gas central heating boiler, ample storage cabinets, space and plumbing for a washing machine, integrated fridge.

First Floor Landing
Ceiling light point, strip wood flooring, staircase leading to the second floor landing, doors leading off to:

Bedroom Two
11'11 x 11'03 approx (3.63m x 3.43m approx)
UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

Family Bathroom
9'01 x 5'10 approx (2.77m x 1.78m approx)
UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, heated towel rail, tiled splashbacks, tiling to the floor, ceiling light point, airing cupboard with hot water cylinder and additional shelving above.

Bedroom Three
9'10 x 5'04 approx (3.00m x 1.63m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Second Floor Landing
Velux roof light, wall mounted radiator, strip wood flooring, panelled door leading to bedroom two.

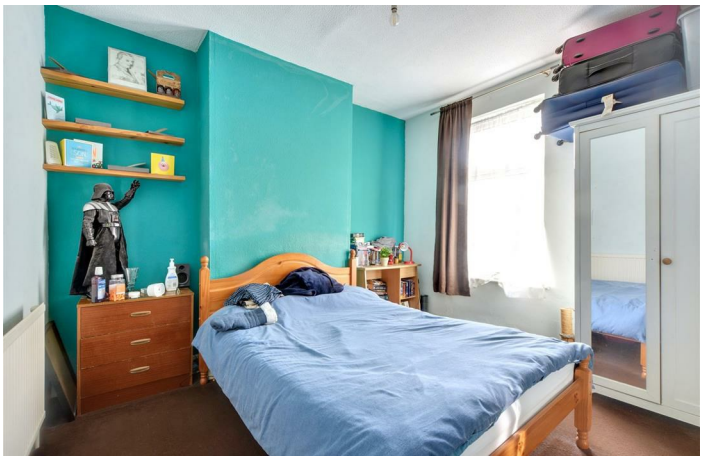
Bedroom One
11'9 x 11'02 approx (3.58m x 3.40m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, loft access hatch, built-in storage cupboard over the stairs, decorative open cast iron fireplace with tiled hearth, strip wood flooring.

Cellar
11'07 x 11'08 approx (3.53m x 3.56m approx)
Divided into two storage compartments with light and power, housing electrical consumer unit, meter point, offers useful additional storage space.

Outside

Rear of Property
To the rear of the property there is a rear garden with paved patio areas, raised flowerbeds with additional garden to the rear, fencing to the 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



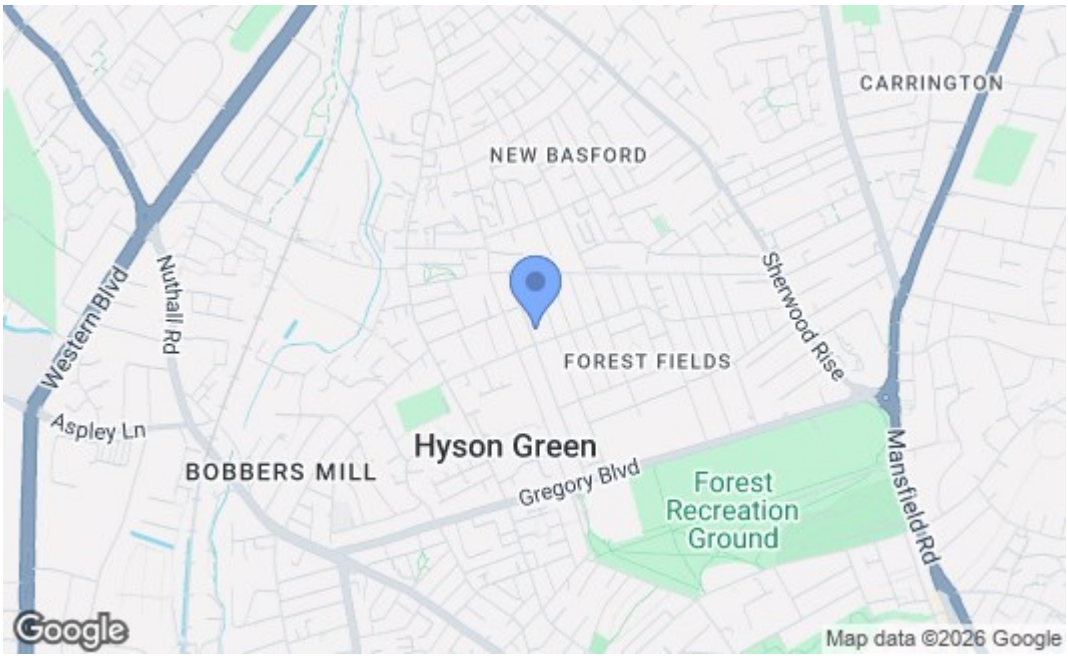


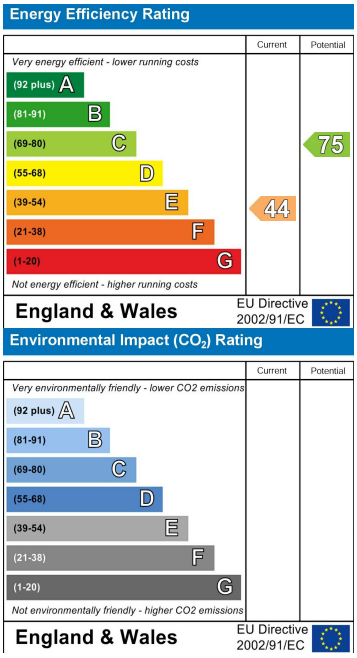












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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