Robert Ellis

look no further. . .







Nottingham Road
Old Basford, Nottingham NG6 0FB

TWO BEDROOM VICTORIAN TERRACED HOME WITH NO UPWARD CHAIN

Offers Over £145,000 Freehold

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PERFECT FIRST HOME - NO UPWARD CHAIN

This well-presented two bedroom Victorian terraced home would make an excellent choice for first-time buyers looking to get onto the property ladder. Offered to the market with no upward chain, the property is ready to move into and combines spacious accommodation, period character and a convenient location.

The property has been well maintained and freshly decorated throughout, creating a bright and welcoming feel from the moment you step inside. Large Victorian windows allow plenty of natural light to flow through the accommodation, while the generous room sizes offer plenty of space for everyday living.

On the ground floor, there is a comfortable and well-proportioned living room, providing an ideal space to relax or entertain friends and family. To the rear is a fitted kitchen offering a good range of storage and workspace, together with a useful separate utility area. A downstairs bathroom completes the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms, making the layout particularly appealing for first-time buyers who may want a second bedroom for guests, a home office or future family use. There is also useful additional storage.

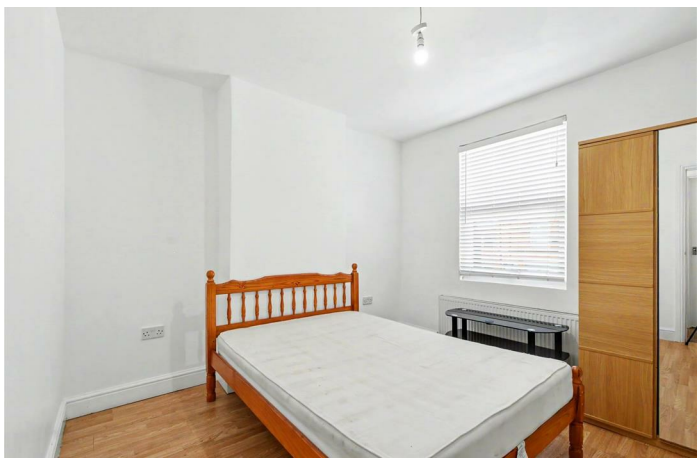
Outside, the property benefits from a private rear garden, providing a great space for outdoor seating, summer entertaining or simply relaxing at the end of the day. On-street parking is available to the front.

Situated on Nottingham Road, NG6, the property is conveniently positioned for a wide range of local shops, supermarkets and everyday amenities. There are also regular transport links providing easy access into Nottingham City Centre and surrounding areas, together with nearby parks, walking routes and access to the River Leen.

With its combination of two double bedrooms, private garden, spacious accommodation and no upward chain, this is a fantastic opportunity for first-time buyers looking for a home they can move straight into and make their own.

AN EARLY VIEWING IS HIGHLY RECOMMENDED.





Lounge
11'3" x 11'1" approx (3.44 x 3.38 approx)
UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, fireplace, door leading through to the kitchen.

Kitchen
11'10" x 11'5" approx (3.61 x 3.50 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator, staircase leading to the first floor landing, door leading through to the utility room.

Utility Room
4'11" x 6'3" approx (1.51 x 1.93 approx)
UPVC double glazed window to the side elevation, laminate flooring, space and point for a fridge freezer, wall mounted gas central heating combination boiler, door leading through to the rear lobby.

Rear Lobby
Laminate flooring, UPVC double glazed door leading out to the rear garden, door leading through to the bathroom.

Bathroom
7'6" x 5'10" approx (2.29 x 1.80 approx)
UPVC double glazed window to the side elevation, tiling to the walls, panelled bath with shower attachment, handwash basin with mixer tap, WC, extractor fan, tiling to the floor, chrome heated towel rail.

First Floor Landing
Carpeted flooring, access to the loft, doors leading off to:

Bedroom One
10'0" x 11'0" approx (3.05 x 3.37 approx)
UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator.

Bedroom Two
11'11" x 11'2" approx (3.65 x 3.42 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, built in storage.

Rear of Property
To the rear of the property there is an enclosed rear garden with garden laid to lawn, fencing and hedging 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 6mbps 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



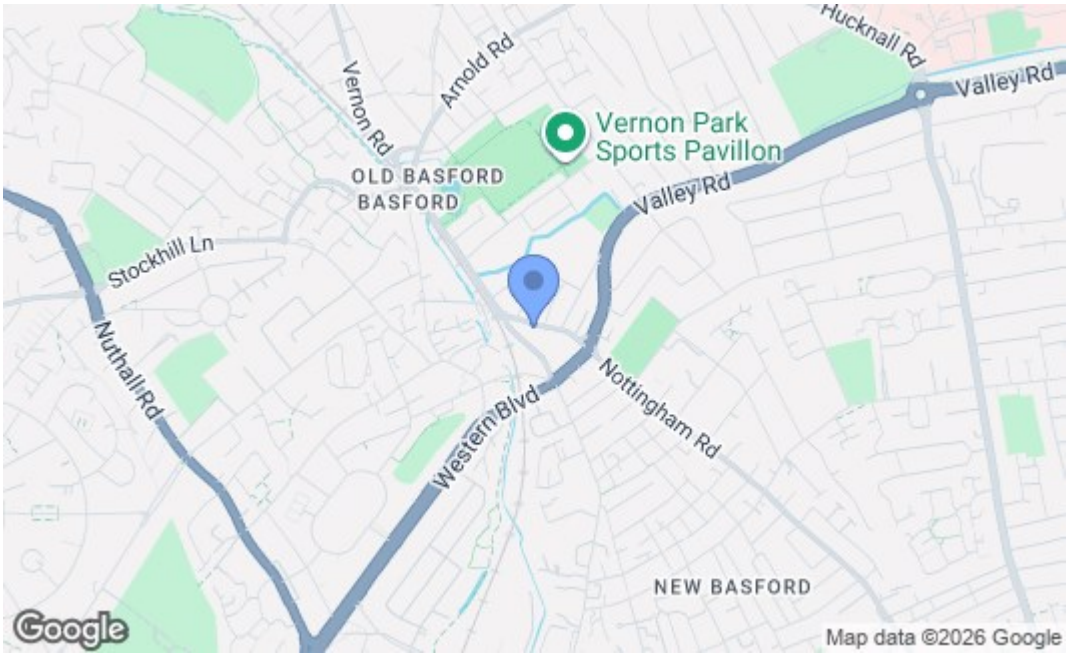


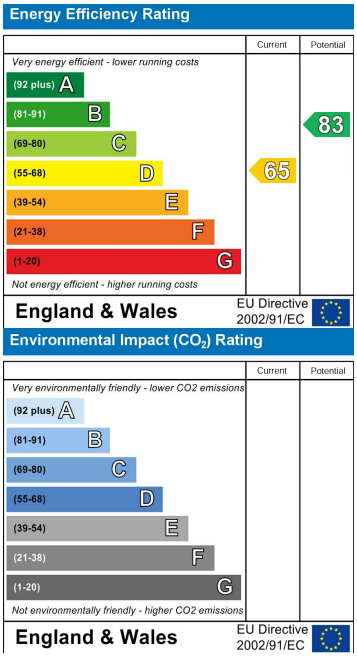












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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