



**Gothic Close**  
**Basford, Nottingham NG6 0NU**

**Asking Price £210,000 Freehold**



END TERRACED RESIDENTIAL PROPERTY,  
CORNER PLOT



Situated within a popular and established residential location, this end terraced corner property offers well-proportioned accommodation ideal for a range of buyers including first time purchasers and investors alike.

The accommodation briefly comprises an entrance hall, a spacious lounge diner providing ample space for both living and dining furniture, and a fitted kitchen offering a range of wall and base units. To the first floor there are three good sized bedrooms and a bathroom fitted with a three piece suite.

The property further benefits from gas central heating, double glazing, and an enclosed rear garden, providing a pleasant outdoor space. Conveniently positioned close to local amenities, schools and transport links, the property offers easy access to Nottingham City Centre and surrounding areas.

An internal viewing comes highly recommended to fully appreciate the space and location on offer.



## Entrance Hallway

6'9 x 3'4 approx (2.06m x 1.02m approx)

UPVC double glazed door to the front elevation leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, dado rail, carpeted staircase leading to the first floor landing, door leading through to the lounge.

## Lounge

15'10 x 10'04 approx (4.83m x 3.15m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, feature wall mounted ribbon gas flame fire, door leading through to the kitchen.

## Kitchen

10' x 13'08 approx (3.05m x 4.17m approx)

A range of wall and base units with worksurfaces over incorporating a stainless steel sink with mixer tap over, brand new fridge freezer, brand new automatic washing machine, integrated oven with four ring gas hob over and extractor hood above, integrated slimline dishwasher, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the rear garden, wall mounted radiator, laminate flooring, storage cupboard, ample space for a dining table.

## First Floor Landing

9'02 x 6'04 approx (2.79m x 1.93m approx)

Carpeted flooring, dado rail, access to the loft, storage cupboard, doors leading off to:

## Bedroom One

9'04 x 13'09 approx (2.84m x 4.19m approx)

UPVC double glazed window to the rear elevation, dado rail, wall mounted radiator, carpeted flooring.

## Bedroom Two

7' x 10'01 approx (2.13m x 3.07m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

## Bedroom Three

7' x 6'09 approx (2.13m x 2.06m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.



## Bathroom

7' x 5'06 approx (2.13m x 1.68m approx)

UPVC double glazed window to the side elevation, tiled splashbacks, panelled bath with electric Mira shower over, pedestal wash hand basin with swan neck mixer tap over, low level flush WC, extractor fan, shaver point, wall mounted radiator, linoleum floor covering.

## Outside

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area and artificial lawn, a range of mature plants and trees planted to the borders, outdoor water tap, fencing and hedging to the boundaries, gated access to the rear leading to the driveway, side access to the front of the property.

### Front of Property

To the front of the property there is a lawned front garden with fencing to the boundaries and gated pathway leading to the front entrance door.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 3mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

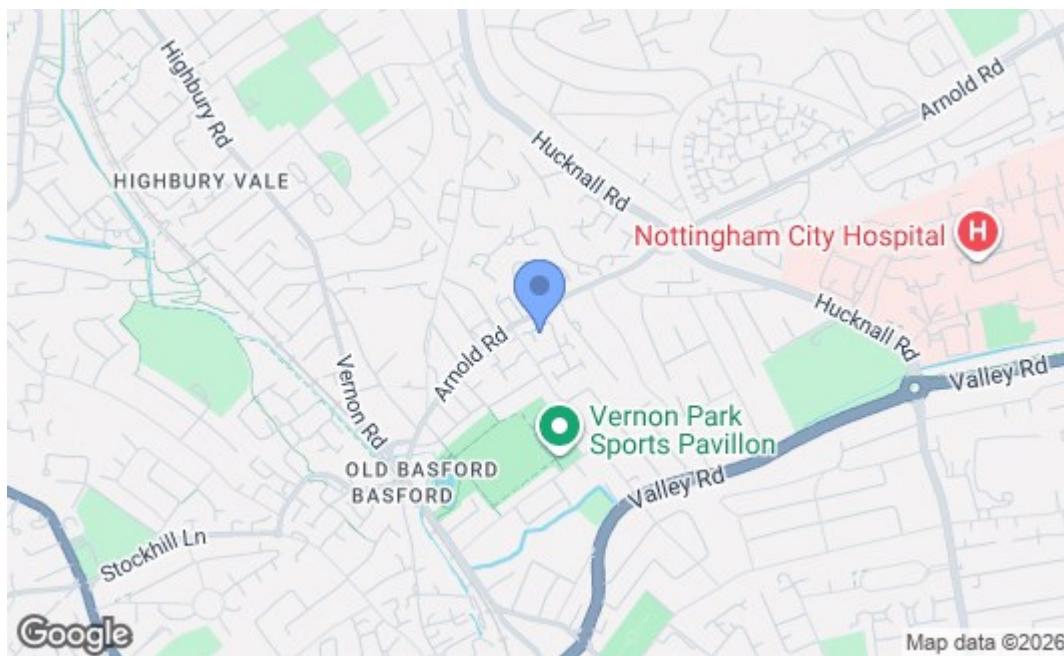
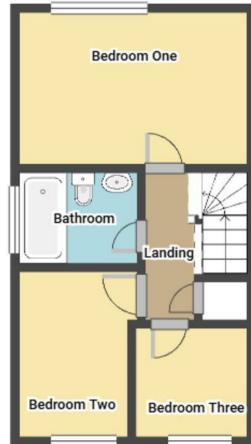
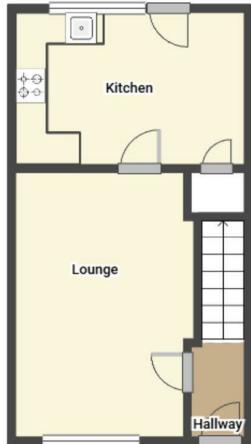
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.