

# Robert Ellis

*look no further...*



Nottingham Road,  
New Basford, Nottingham  
NG7 7AY

**£150,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea



**\*\* MUST VIEW \*\* SOLD AS SEEN \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE STOREY, THREE BEDROOM, SEMI DETACHED HOME situated in BASFORD, NOTTINGHAM.

Upon entry, you are welcomed into the lounge which leads to the kitchen, rear porch and stairs that lead down to the cellar. Stairs lead up to landing, family bathroom with three piece suite, bedroom three, stairs to landing, second bedroom and first bedroom which has ladder steps leading to a loft room.

To the rear is an enclosed garden which is low maintenance with patio areas and flowers beds.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this fantastic family home- Contact us to arrange your viewing as soon as possible!



### Lounge

12'7" x 11'9" approx (3.85m x 3.59m approx)

Original floorboards, double glazed wooden sash windows and a double wall mounted radiator, wooden front door with single glazed window above. Open fireplace.

### Kitchen

9'10" x 9'8" approx (3m x 2.95m approx)

Fitted wall and base units, space for a cooker, sink with dual heat tap, double glazed wooden frame window, space for a fridge freezer and washing machine.

### Porch

3'1" x 2'9" approx (0.94m x 0.86m approx)

Tiled flooring, single glazed wooden frame window with a wooden frame single glazed door to the rear.

### First Floor Landing

10'2" x 5'9" approx (3.1m x 1.76m approx)

Carpeted flooring, wooden frame window and doors to:

### Bedroom 1

12'7" x 11'10" approx (3.86m x 3.62m approx)

Carpeted flooring, double wall mounted radiator, double glazed wooden frame sash window.

### Bedroom 2

12'7" x 11'10" approx (3.86m x 3.63m approx)

Carpeted flooring, double wall mounted radiator, double glazed wooden frame window.

### Bedroom 3

9'8" x 7'1" approx (2.96m x 2.18m approx)

Carpeted flooring, double wall mounted radiator, double glazed wooden frame window.

### Bathroom

9'7" x 6'4" approx (2.94m x 1.94m approx)

Vinyl flooring, partially tiled walls, wash hand basin with hot and cold tap, bath with hot and cold tap and hand held shower, low flush w.c., wall mounted radiator, double glazed wooden frame sash window, fitted storage cupboard (0.59m x 0.76m) housing the Ideal combination boiler.

### Second Floor Landing

9'9" x 5'0" approx (2.99m x 1.53m approx)

Carpeted flooring, double glazed wooden frame window.

### Loft Room

11'8" x 10'11" approx (3.56m x 3.34m approx)

Wooden stairs to the loft, room, storage in the eaves with a UPVC double glazed Velux window.

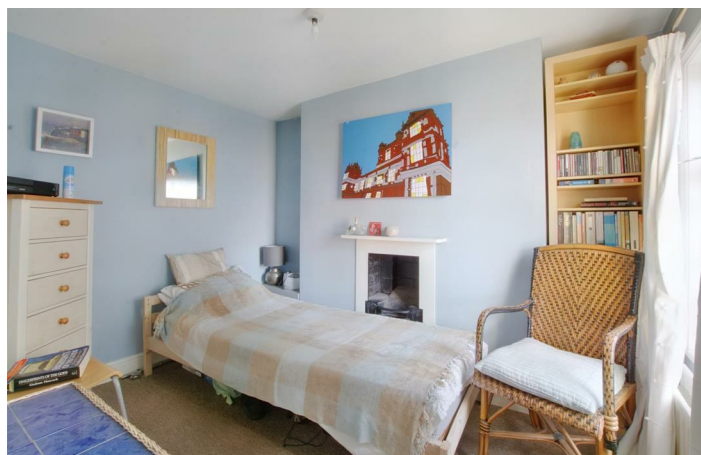
### Outside

To the front of the property there are steps to the property with a low maintenance garden.

To the rear there is an enclosed low maintenance garden with a patio area leading to flower beds and a pathway to the rear. Brick built outbuilding ideal for storage.

### Council Tax

Nottingham City Council Band A

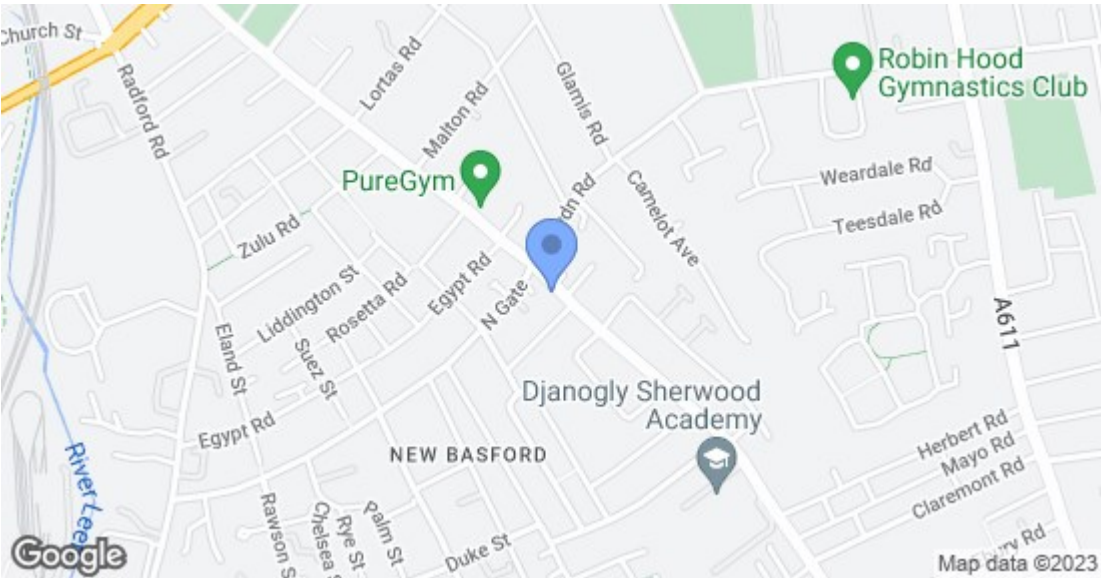






TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(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.