

Robert Ellis

look no further...



Vernon Avenue
Old Basford, Nottingham NG6 0AP

Guide Price £170,000 Freehold

MID-TERRACE THREE BEDROOM FAMILY
PROPERTY

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GUIDE PRICE £170,000 - £175,000

Robert Ellis Estate Agents are pleased to bring to the market this THREE BEDROOM MID-TERRACE PROPERTY situated in the popular and convenient residential location of Old Basford, Nottingham.

The property offers well-proportioned accommodation arranged over three floors and would make an ideal purchase for a first time buyer, investor or buyer looking for a property with scope to make their own. The home benefits from UPVC double glazing, gas central heating, a useful cellar storage space and an enclosed rear garden.

In brief, the accommodation comprises a living room positioned to the front of the property, with a bay window allowing natural light into the room and a door leading through to the kitchen. The kitchen is fitted with a range of wall and base units, laminate work surfaces, tiled splashbacks, space for appliances, a breakfast bar, access to the cellar and stairs rising to the first floor. To the rear of the ground floor is a utility room with further storage and appliance space, which in turn leads through to the ground floor bathroom fitted with a panelled bath with shower over, wash hand basin and WC.

To the first floor, there are two bedrooms, with bedroom two positioned to the front elevation and bedroom three overlooking the rear. Bedroom three also benefits from a storage cupboard.

A staircase leads to the spacious primary bedroom on the second floor.

Externally, the property has an enclosed rear garden with a paved patio area, steps leading to a further raised patio space, shed, outdoor tap and walled and fenced boundaries.

Located in Old Basford, the property is well placed for a range of local shops, schools, transport links, tram routes and access into Nottingham City Centre, making this a convenient home for a variety of buyers.

An internal viewing comes highly recommended to fully appreciate the accommodation on offer.



Living Room

UPVC double glazed entrance door to the front elevation, UPVC double glazed bay window to the front elevation, coving to the ceiling, cupboard to chimney recess with shelving above, carpeted flooring, door leading through to the kitchen.

Kitchen

A range of wall and base units incorporating laminate worksurfaces over, space and point for a cooker with extractor hood above, breakfast bar, space and point for a fridge freezer, tiled splashbacks, part panelling to the wall, wall mounted radiator, door to cellar, UPVC double glazed window to the rear elevation, tiled flooring, staircase leading to the first floor landing, doorway leading through to the utility room.

Utility Room

Wall and base units with laminate worksurface over, stainless steel sink and drainer unit with separate hot and cold taps, space and point for a tumble dryer, space and plumbing for a washing machine, tiled splashbacks, tiled flooring, wall mounted boiler, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, door leading through to the bathroom.

Bathroom

UPVC double glazed window to the side elevation, tiled splashbacks, tiled flooring, panelled bath with shower over, handwash basin, WC, extractor fan.

Cellar

Providing useful additional storage space with light, housing the meters.

First Floor Landing

Carpeted flooring, staircase leading to bedroom one, doors leading off to:

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the rear elevation, carpeted flooring, storage cupboard, wall mounted radiator.

Bedroom One

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiators.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, steps leading to raised further patio area, outdoor water tap, walled and fenced 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 2mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

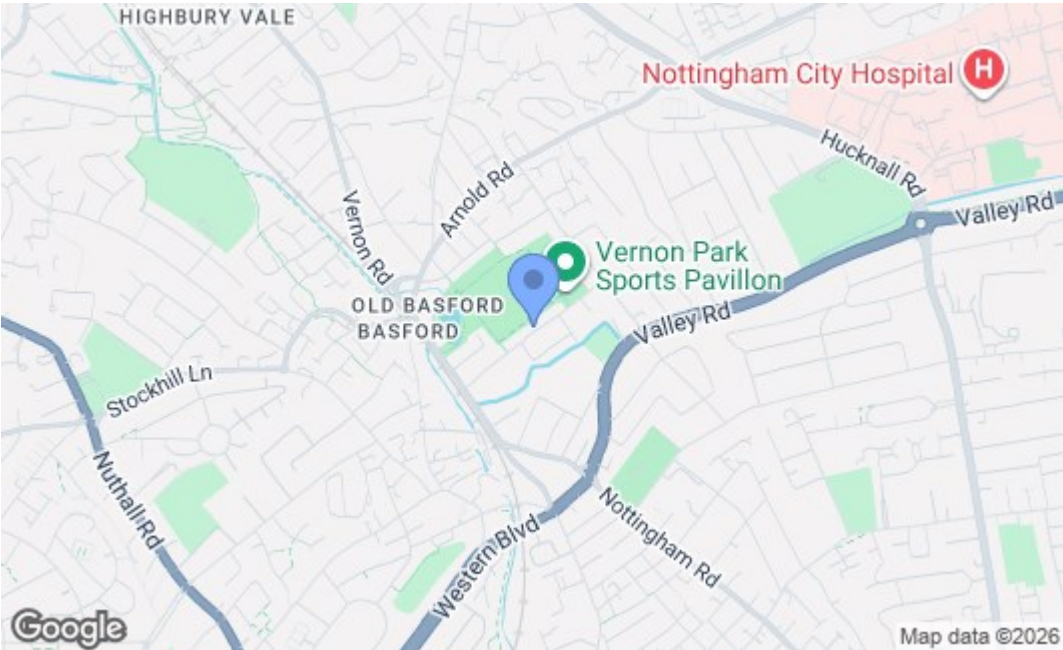
Flood Defences: No

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		
		77
	54	
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.