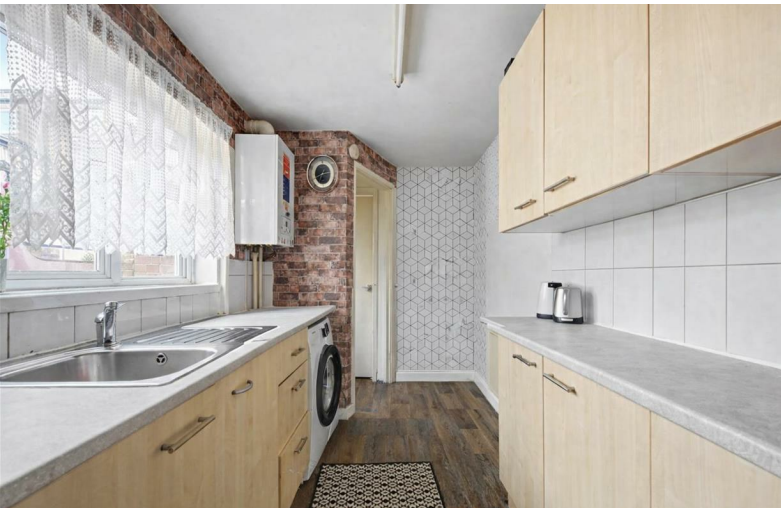


# Robert Ellis

*look no further...*



Cope Street  
Nottingham NG7 5AB

THREE BEDROOM MID-TERRACED  
PROPERTY

**Asking Price £165,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM MID-TERRACED PROPERTY SITUATED IN THE POPULAR AND CONVENIENT AREA OF RADFORD, NOTTINGHAM, OFFERING AN IDEAL OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS ALIKE.

The property benefits from double glazing throughout and offers well-proportioned accommodation arranged over three floors. The home is entered via a UPVC double glazed entrance door leading directly into the lounge.

The lounge features a UPVC double glazed window to the front elevation, laminate flooring, coving to the ceiling and a wall mounted radiator, creating a comfortable living space. A door leads through to the dining room, which overlooks the rear of the property and provides a good space for both dining and everyday living. The dining room also provides access to the staircase leading to the first floor.

From the dining room there is access to the kitchen, which is fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. The kitchen offers space and plumbing for a washing machine, space for a fridge freezer and cooker, along with a wall mounted boiler and a UPVC double glazed window to the side elevation.

A rear lobby provides access to the outside and leads through to the ground floor bathroom, which comprises a bath with mains fed shower over, wash hand basin and WC, with tiled splashbacks and a UPVC double glazed window to the rear.

To the first floor landing, doors lead to two bedrooms. Bedroom One overlooks the rear of the property, while Bedroom Two benefits from a window to the front elevation.

A further staircase leads to the second floor, where Bedroom Three is located. This room enjoys views to the rear of the property and offers a versatile space which could be used as a bedroom, home office or hobby room.

Outside, the property benefits from a small enclosed rear yard area, providing useful outdoor space with access.

Situated in Radford, the property is conveniently located for local shops, amenities, transport links and Nottingham City Centre, making it a practical choice for a range of buyers.



### Lounge

12' x 11'11" approx (3.66m x 3.63m approx)

UPVC double glazed entrance door leading into the lounge comprising UPVC double glazed bay window to the front elevation, coving to the ceiling, linoleum flooring, wall mounted radiator, door leading through to the inner lobby.

### Inner Lobby

Staircase leading to the first floor landing, ceiling light point, panelled door leading through to the dining room.

### Dining Room

12'6" x 11'11" approx (3.81m x 3.63m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, linoleum flooring, staircase leading to the first floor landing, door leading through to the kitchen.

### Kitchen

13'10" x 6'6" approx (4.22m x 1.98m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a fridge freezer, space and point for a cooker, wall mounted radiator, UPVC double glazed window to the side elevation, wall mounted boiler, internal door leading to the rear lobby.

### Rear Lobby

12'10" x 2'7" approx (3.91m x 0.79m approx)

UPVC door giving access to the rear, linoleum floor covering, door leading through to the bathroom.

### Bathroom

5'06" x 6'02" approx (1.68m x 1.88m approx)

UPVC double glazed window to the side elevation, bath with mains fed shower over, tiled splashbacks, handwash basin, WC, linoleum flooring.

### First Floor Landing

Carpeted flooring, staircase leading to bedroom one, wall mounted radiator, doors leading off to:

### Bedroom Two

11'10" x 12'3" approx (3.61m x 3.73m approx)

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

### Bedroom Three

9'9" x 12'6" approx (2.97m x 3.81m approx)

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

### Bedroom One

9'4" x 13'6" approx (2.84m x 4.11m approx)

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

### Outside

Small rear yard area with access.

### 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 23mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

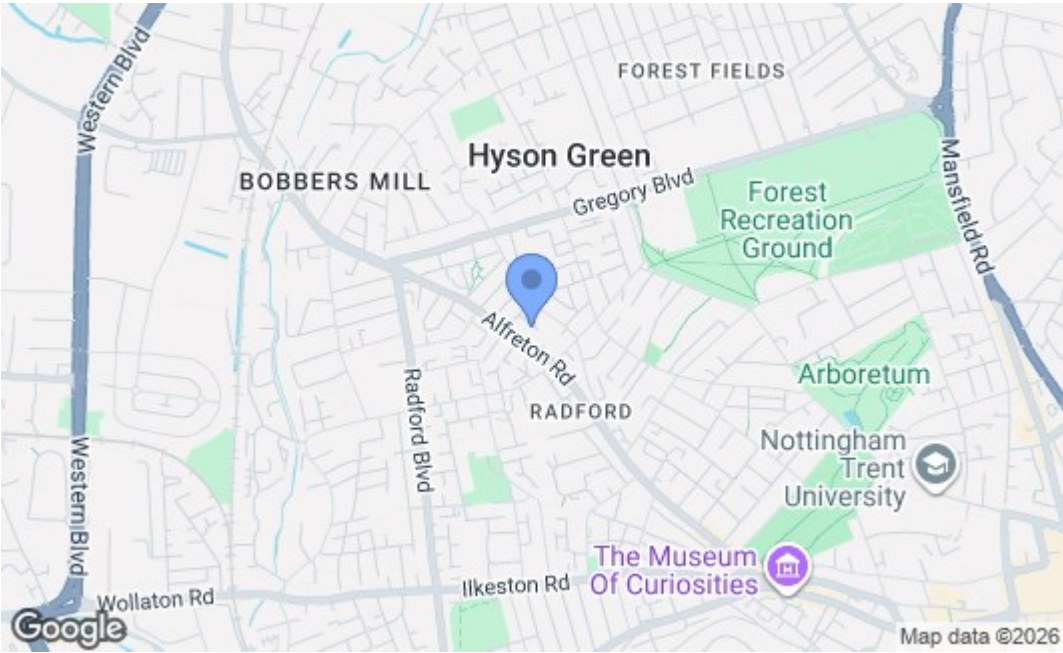
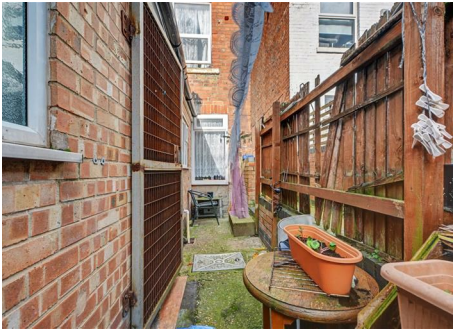
Flood Defences: No

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                                                       |         | 81        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 55      |           |
| (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.