



Fox Grove  
Old Basford, Nottingham NG5 1JS

A TWO BEDROOM MID TERRACE  
VICTORIAN TERRACE

**Asking Price £160,000 Freehold**



## FANTASTIC FIRST TIME BUYER HOME

Robert Ellis are delighted to bring to the market this recently redecorated and much improved Victorian terrace, offering the perfect opportunity for first-time buyers or young families. Situated in a sought-after residential area, the property enjoys proximity to an array of local amenities, reputable schools, and excellent transport links into Nottingham City Centre and surrounding areas, making daily commuting a breeze.

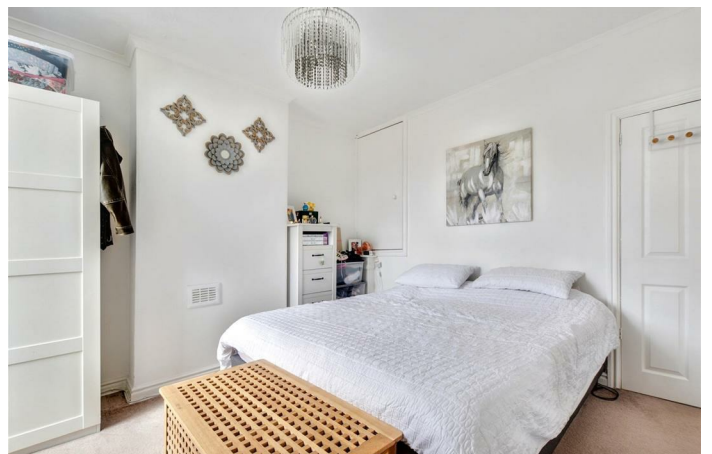
The spacious accommodation comprises an inviting open plan lounge diner, ideal for relaxing and entertaining, leading through to a well-appointed fitted kitchen. Completing the ground floor is a modern bathroom suite.

To the first floor, you'll find two generous double bedrooms, both beautifully presented and ready to move straight into.

Outside, the property boasts an enclosed, low-maintenance rear garden, providing a private space to unwind or host guests.

With its combination of character features, recent updates, and superb location close to bus routes, major road links and a selection of nearby primary and secondary schools, this lovely home truly ticks all the boxes.

An early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.



### Living Room

11'8 x 14'2 approx (3.56m x 4.32m approx)

UPVC double glazed picture window to the front, UPVC double glazed entrance door, radiator, laminate flooring, ceiling light point, wall light points, exposed beams, open through to:

### Dining Area

15'4 x 11'7 approx (4.67m x 3.53m approx)

UPVC double glazed window to the rear, double radiator, ceiling light point, exposed beams to the ceiling, laminate flooring, stairs to the first floor, wall mounted Worcester Bosch central heating boiler and internal glazed door to:

### Re-fitted Kitchen

14'3 x 5'9 approx (4.34m x 1.75m approx)

UPVC double glazed window to the side, a range of contemporary wall and base units with work surfaces over, sink with swan neck mixer tap, integrated oven, four ring gas hob above and extractor over, tiled splashbacks, integrated washing machine, integrated dishwasher, integrated fridge freezer, ceiling light point, coving, feature vertical radiator and doorway through to:

### Inner Lobby

12'10 x 6'4 approx (3.91m x 1.93m approx)

UPVC double glazed door to the side providing access to the rear garden, ceiling light point, coving to the ceiling, panelled door leading to:

### Bathroom

6'10 x 5'7 approx (2.08m x 1.70m approx)

Three piece suite comprising of a corner bath with mixer shower attachment over, pedestal wash hand basin, low flush w.c., tiled splashbacks, tiled floor, UPVC double glazed window to the side, ceiling light point, radiator.

### First Floor Landing

Ceiling light point and panelled doors to:

### Bedroom 1

13'5 x 11'9 approx (4.09m x 3.58m approx)

UPVC double glazed window to the rear, radiator, ceiling light, coving, built-in storage over the stairs, loft access hatch with built-in ladder providing access to loft space

which is part boarded for further storage and a light and power.

### Bedroom 2

12'5 x 11'10 approx (3.78m x 3.61m approx)

UPVC double glazed window to the front, radiator, ceiling light point and coving.

### Outside

To the rear of the property there is an enclosed courtyard style garden with outside water, external lighting, spacious raised decked area and secure gated 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

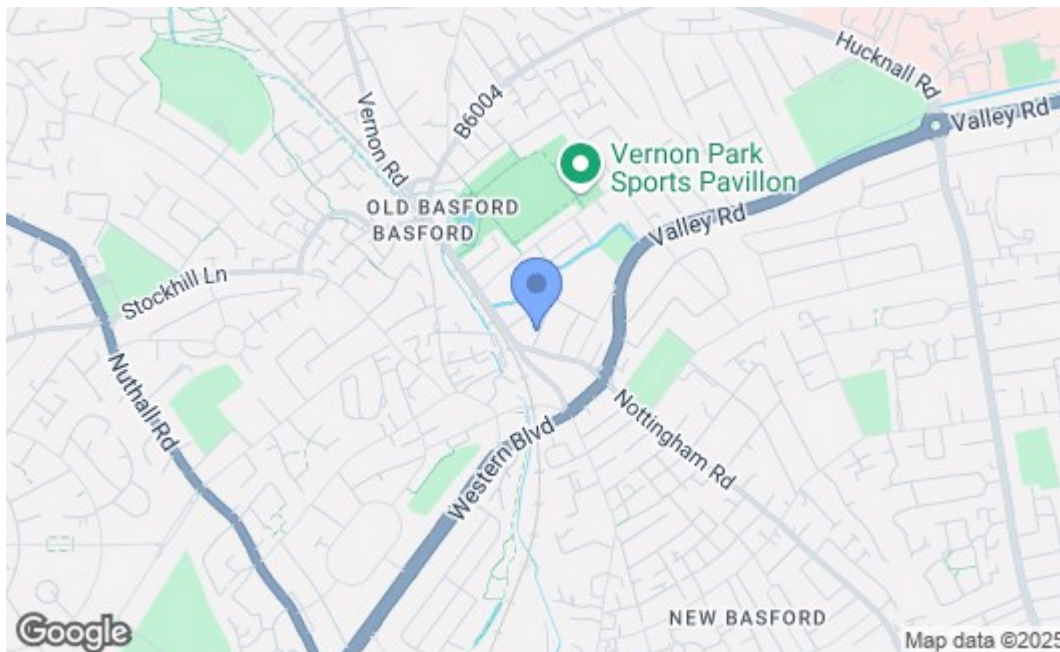
Flood Defences: No

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.