Robert Ellis

look no further...







Reigate Road
New Basford, Nottingham NG7 7FB

A WELL PRESENTED TWO BEDROOM MID TERRACE HOME FOR SALE IN NG7!

£145,000 Freehold



This well presented two double bedroom mid-terraced home in the ever-popular NG7 area is a fantastic opportunity for first-time buyers looking to step onto the property ladder, as well as landlords seeking a solid investment in a high-demand location.

Step inside to find two spacious and versatile reception rooms, perfect for cosy evenings in or entertaining friends and family. The dining room flows seamlessly into a modern, well-appointed kitchen fitted with a range of stylish wall and base units, with direct access to the rear garden.

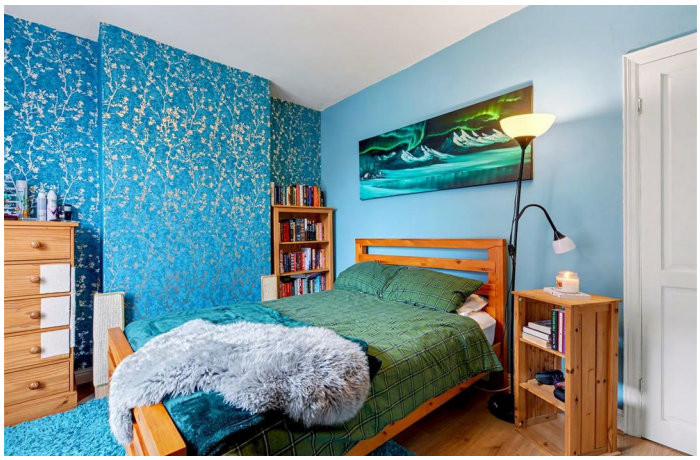
Upstairs, the property offers two generous double bedrooms and a contemporary three-piece family bathroom, all accessed from the first-floor landing.

Perfectly positioned close to local shops, reputable schools, and excellent transport links, this home also benefits from being within easy reach of City Hospital and Nottingham City Centre. Everything you need is right on your doorstep.

A property in this location won't stay on the market for long.

Book your viewing today!





Dining Room
11'45 x 10'01 approx (3.35m x 3.07m approx)
UPVC entrance door to the front elevation leading into the dining room comprising laminate flooring, wall mounted radiator, UPVC double glazed window to the front elevation, coving to the ceiling, archway to storage area.

Lobby
Under the stairs storage, archway leading through to the living room.

Living Room
11'49 x 10'63 approx (3.35m x 3.05m approx)
Laminate flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, archway leading through to the kitchen, staircase leading to the first floor landing.

Kitchen
9'50 x 6'77 approx (2.74m x 1.83m 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 for a fridge and freezer, electric oven with induction hob over, space and plumbing for a dishwasher, tiled splashbacks, tiled flooring, wall mounted gas central heating combination boiler, UPVC double glazed window to the side elevation, UPVC double glazed access door to the side elevation.

First Floor Landing
Carpeted flooring, access to the loft with pull down ladder, doors leading off to:

Bedroom One
11'48 x 10'03 approx (3.35m x 3.12m approx)
Laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Bedroom Two
10'76 x 8'48 approx (3.05m x 2.44m approx)
Laminate flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage.

Bathroom
6'60 x 9'27 approx (1.83m x 2.74m approx)
Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator, wash hand basin, WC, bath with separate hot and cold taps with mains fed shower over.

Rear of Property
To the rear of the property there is an enclosed yard style rear garden with store.

Agents Notes: Additional Information
Council Tax Band:
Local Authority: Gedling 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



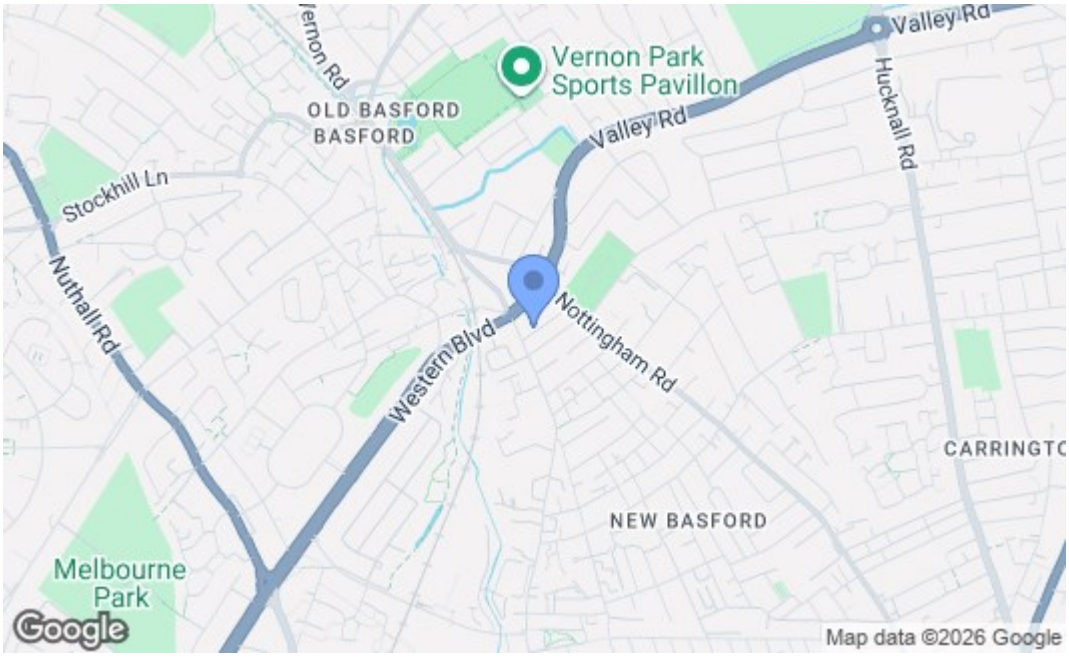


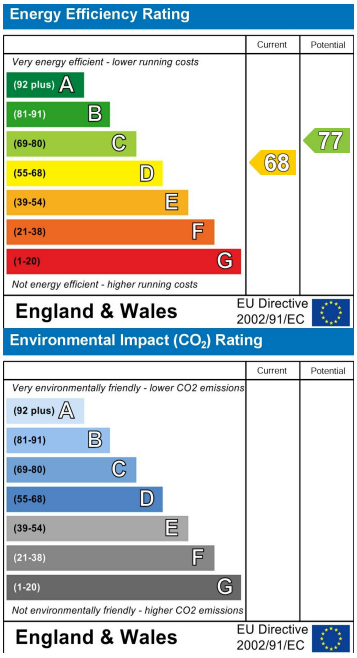












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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