

# Robert Ellis

*look no further...*



St. Pauls Terrace,  
Hyson Green, Nottingham  
NG7 5ED

**£137,500 Freehold**

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/robertellisestateagent



@robertellisea





Robert Ellis Estate Agents are delighted to offer to the market this two-bedroom mid-terrace property, ideally located in the ever-popular area of Hyson Green, Nottingham.

Offered with no upward chain, this home presents a fantastic opportunity for first-time buyers or investors looking for a property with excellent transport connections and local amenities nearby.

The ground floor begins with a welcoming lounge at the front of the property, leading through to the kitchen at the rear. From the kitchen, you'll find access to the rear garden as well as the staircase to the first floor.

Upstairs, the property offers two well-sized bedrooms along with a bathroom located off the landing.

Externally, there is a rear garden offering a simple outdoor space with potential to landscape or improve over time.

Situated within walking distance of local shops, schools, supermarkets, and excellent public transport links—including tram and bus routes—this home is ideally placed for access to Nottingham city centre and surrounding areas.

An ideal project or starter home in a well-connected location. Early viewing is advised.



### Reception Room

11'4" x 11'7" approx (3.46 x 3.55 approx)

Wooden entrance door to the front elevation leading into the reception room comprising carpeted flooring, coving to the ceiling, double glazed window to the front elevation, wall mounted radiator, door to cellar, door to kitchen.

### Kitchen

11'6" x 11'3" approx (3.51 x 3.45 approx)

Linoleum flooring, wooden door to the rear elevation, double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, tiled splashbacks, electric hob, oven, space and point for fridge freezer, dado rail, stairs to first floor landing, wall mounted radiator, boiler.

### Rear of Property

To the rear of the property there is an enclosed rear yard style garden.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

11'4" x 11'8" approx (3.47 x 3.57 approx)

Double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, carpeted flooring.

### Bedroom Two

11'7" x 8'3" approx (3.54 x 2.52 approx)

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

### Bathroom

Linoleum floor covering, double glazed window to the rear elevation, WC, shower cubicle with electric shower, tiled splashbacks, vanity wash hand basin with mixer tap, wall mounted radiator.

### Front of Property

To the front of the property there is on road permitted parking.

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 13mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

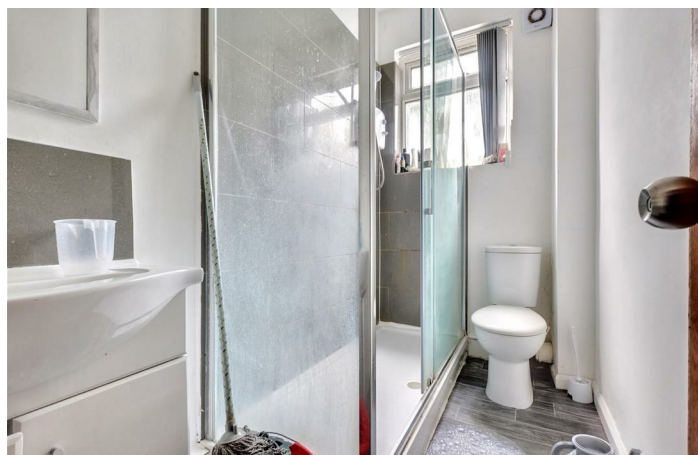
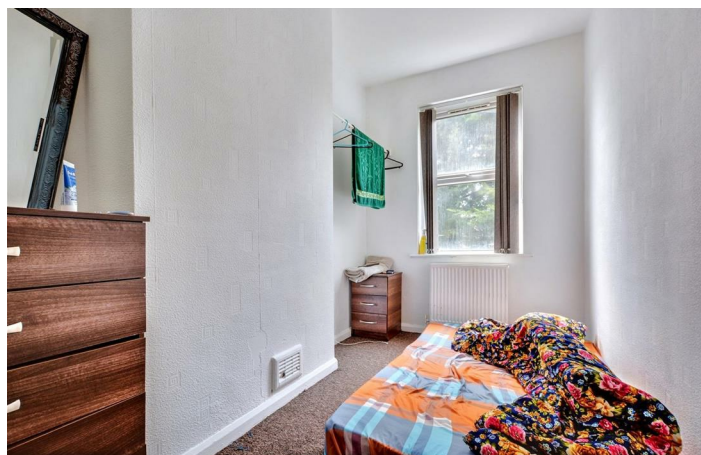
Flood Risk: No flooding in the past 5 years

Flood Defences: No

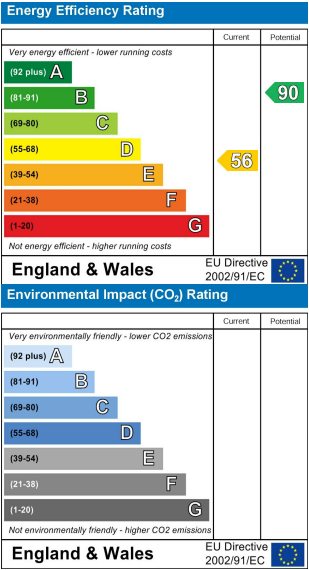
Non-Standard Construction: No

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.