



**Gladstone Street
Forest Fields, Nottingham NG7 6HY**

Offers In The Region Of £165,000 Freehold

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**A THREE BEDROOM TERRACE HOME FOR
SALE !**



This three-bedroom mid-terrace home presents an excellent opportunity for both first-time buyers and investors alike, offering plenty of potential for improvement and personalisation. Ideally situated within close proximity to local shops, schools, transport links and Nottingham City Centre, the property is well positioned for convenient city living.

The accommodation begins with an entrance hallway leading through to two well-proportioned reception rooms and stairs rising to the first floor. The second reception room provides access to the kitchen, which in turn leads to a downstairs wet room/utility room and WC.

To the first floor are two bedrooms along with a wet/shower room, with further stairs leading to a third bedroom on the upper floor, providing flexible living or bedroom space.

An ideal project for those looking to add value, this property must be viewed to appreciate the potential on offer. Early interest is strongly advised – not to be missed.



Entrance Hallway

Entrance door to the front elevation, carpeted flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Reception Room One

13'46 x 10 approx (3.96m x 3.05m approx)

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

Reception Room Two

10'50 x 12'48 approx (3.05m x 3.66m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, access to the cellar, door leading through to the kitchen.

Kitchen

7'79 x 9'15 approx (2.13m x 2.74m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, space and point for a fridge freezer, electric oven with four ring gas hob over and extractor hood above, wall mounted radiator, UPVC double glazed window to the side elevation, door leading through to the inner lobby.

Inner Lobby

Door to the side elevation, door leading through to the downstairs shower room.

Downstairs Shower Room / Utility Room

WC, handwash basin with separate hot and cold taps, shower, space and plumbing for a washing machine.

First Floor Landing

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

Bedroom One

13'55 x 11'04 approx (3.96m x 3.45m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bedroom Two

11'90 x 8'22 approx (3.35m x 2.44m approx)

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

Separate WC

UPVC double glazed window to the side elevation, WC.

Wet Room

UPVC double glazed window to the rear elevation, hand wash basin with separate hot and cold taps, electric shower, tiled splashbacks, storage cupboard.

Bedroom Three

12'68 x 18'52 approx (3.66m x 5.49m approx)

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

Rear of Property

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

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 17mbps 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

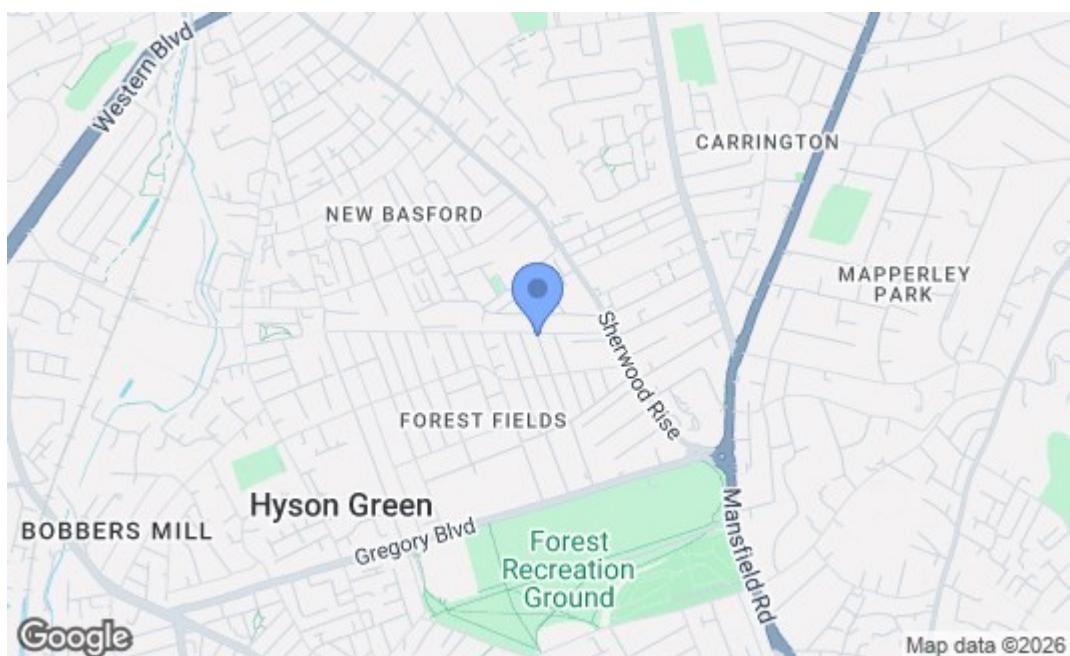
Other Material Issues: No

Agents Notes: Disclaimer

AI-generated furniture has been used in some images to illustrate potential use of space. Actual property condition and furnishings may vary.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		54
(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 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.