



**Elmore Court**  
**Radford, Nottingham NG7 4BE**

A WELL PRESENTED TWO BEDROOM END  
OF TERRACE PROPERTY FOR SALE.

**Offers In The Region Of £165,000 Freehold**



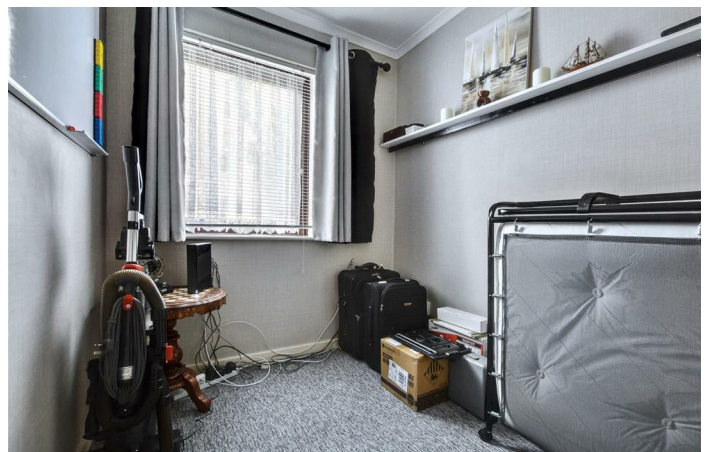


Robert Ellis Estate Agents are pleased to present this fantastic two-bedroom, end-of-terrace family home located in the sought-after area of Radford, Nottingham, close to Nottingham City Centre, shops, restaurants, and schools.

Upon entering, you'll be greeted by a hallway that leads to the spacious lounge and a kitchen fitted with modern units. Upstairs, you'll find a landing that connects to the first double bedroom with built-in storage, a second bedroom, and a family bathroom featuring a three-piece suite.

The front of the property boasts a garden with a pathway and a lawn, while the rear offers additional outdoor space with a lawn and off-road parking. There is also a drive to the side of the property, offering potential space for a garage (subject to the necessary permissions).

We highly recommend viewing this property to fully appreciate its prime location. Contact us today at 0115 648 5485 to arrange your viewing!





### Front of Property

To the front of the property there is a garden with plants and shrubbery planted to the borders, fencing to the boundaries and parking available to the side.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising, carpeted flooring, carpeted staircase leading to the first floor landing, handrail, wall mounted radiator, panelled door leading into the living room.

### Living Room

12'4" x 20'11" approx (3.78 x 6.38 approx)

Double glazed window to the front elevation, carpeted flooring, coving to the ceiling, wall mounted radiator, TV point.

### Kitchen Diner

PVC flooring, double glazed window to the rear elevation, composite door to the rear leading to the rear garden, wall mounted radiator, wall mounted boiler, a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap, four ring gas hob, space and point for a washing machine, space and point for a fridge.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to rooms.

### Bedroom One

12'4" x 9'3" approx (3.76 x 2.84 approx)

Two built-in storage cupboards, two wall mounted radiators, double glazed window to the front elevation, coving to the ceiling, carpeted flooring.

### Bedroom Two

8'3" x 5'10" approx (2.53 x 1.79 approx)

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

### Bathroom

6'3" x 5'6" approx (1.93 x 1.68 approx)

Carpeted flooring, tiled splashbacks, double glazed

window to the rear, wash hand basin with separate hot and cold taps, WC, bath with mixer tap and shower attachment.

### Rear of Property

To the rear of the property there is a private enclosed tiered garden with fencing and hedging to the boundaries, access to the shed, outdoor water faucet.

### 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

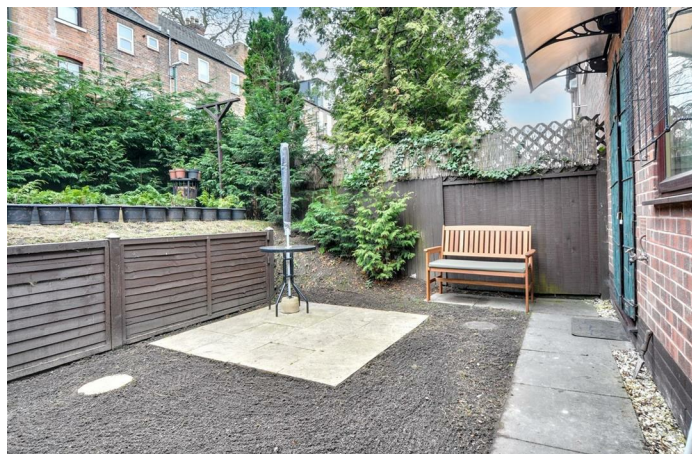
Flood Risk: No flooding in the past 5 years

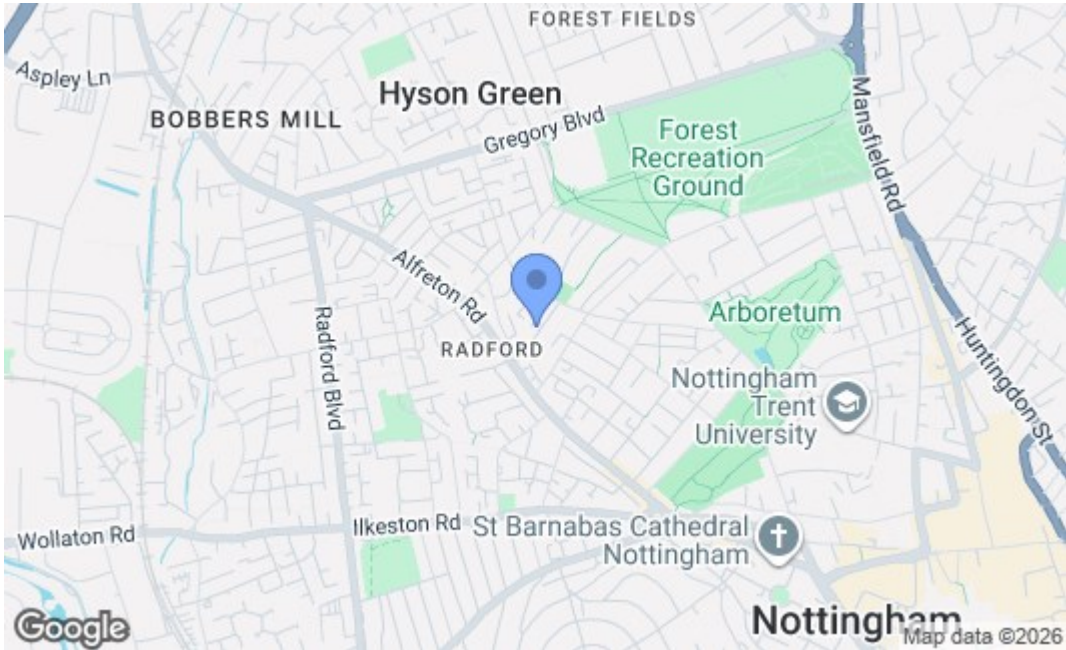
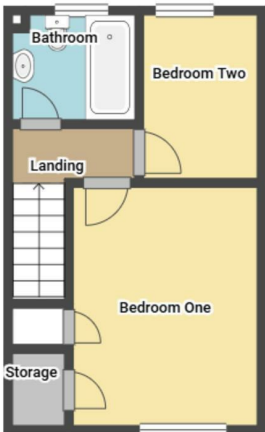
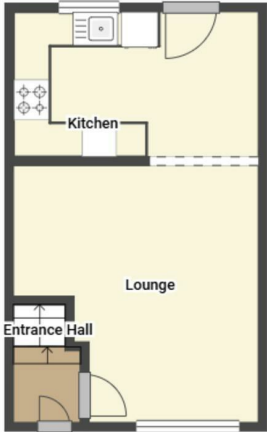
Flood Defences: No

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		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(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.