

Harmston Rise  
Basford, Nottingham NG5 1NQ

A SPACIOUS EXTENDED THREE BEDROOM  
FAMILY HOME!

**Guide Price £230,000 Freehold**



**\*\*MUST VIEW, SPACIOUS EXTENDED FAMILY HOME!\*\***

Robert Ellis Estate Agents are delighted to offer to the market this three-bedroom end of terrace home with an exceptionally large and beautifully landscaped rear garden.

The property comprises an entrance hall with access to the stairs and a spacious lounge. From the lounge, a door leads into the open-plan living kitchen diner, complete with French doors opening onto the rear garden.

Upstairs offers three bedrooms and a family bathroom. Outside, the front of the property features a driveway for off-street parking, while the rear garden provides a fantastic outdoor space ideal for families or entertaining.

Located close to schools, shops, and transport links, and within walking distance to the City Hospital, this home is perfect for first-time buyers, professionals, or growing families.



### Entrance Hallway

Composite entrance door to the side elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, cupboard housing meters, door leading through to the lounge.

### Lounge

14'1" x 11'1" approx (4.31 x 3.39 approx)

Wall mounted radiator, carpeted flooring, UPVC double glazed window to the front elevation, wall mounted electric fire, TV point, door leading through to the kitchen diner.

### Kitchen Diner

16'1" x 19'1" approx (4.91 x 5.84 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, five ring gas hob with extractor hood above, integrated double oven, space and point for an American style fridge freezer, space and point for a washing machine or dishwasher, tiled splashbacks, breakfast bar providing ample additional seating space, ample space for dining table, UPVC double glazed window to the rear elevation, UPVC French doors to the rear elevation leading to the rear garden, two Velux style windows, recessed spotlights to the ceiling, feature vertical radiator, TV point, understairs storage cupboard.

### Rear of Property

To the rear of the property there is a large enclosed rear garden with paved patio area perfect for seating area and hosting, slate garden area featuring shed, garden laid to lawn, fencing to the boundaries, outdoor water tap, side gated access to the front of the property.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

### Bedroom One

9'8" x 10'2" approx (2.96 x 3.11 approx)

Carpeted flooring, white mirrored sliding door wardrobe, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Two

9'9" x 7'3" approx (2.99 x 2.22 approx)

Carpeted flooring, built-on storage, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

6'9" x 7'11" approx (2.08 x 2.43 approx)

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

### Bathroom

6'1" x 6'10" approx (1.87 x 2.10 approx)

Linoleum floor covering, WC, wall mounted radiator, vanity wash hand basin with mixer tap, UPVC double glazed window to the rear elevation, bath with mixer tap and electric shower over, tiling to the walls, recessed spotlights to the ceiling.

### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, garden laid to lawn, fencing to the boundaries, gated access to the rear of the property.

### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

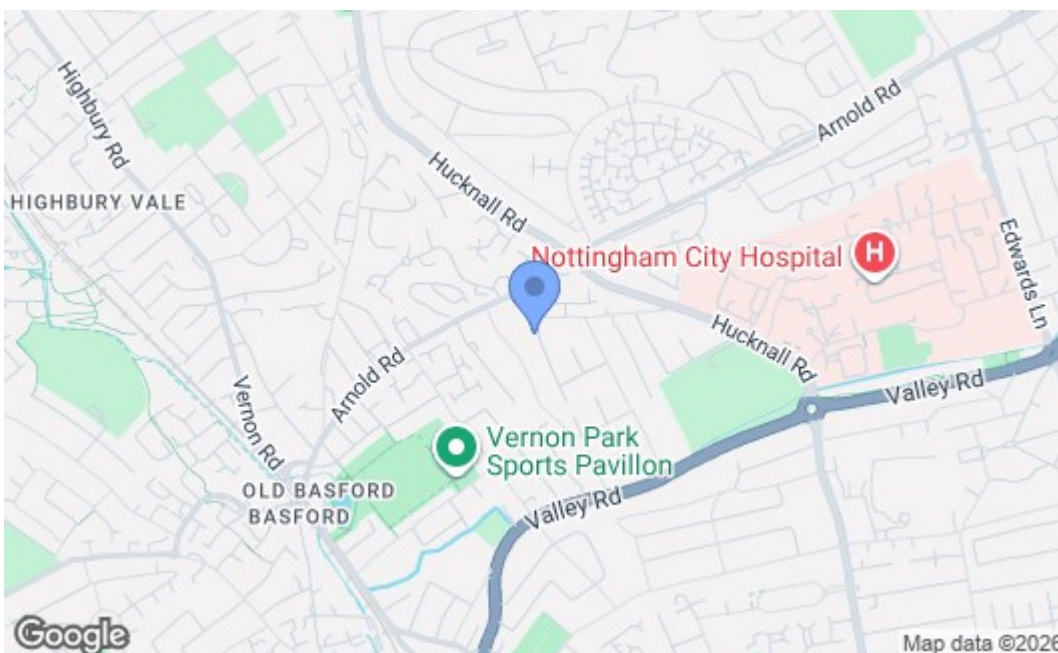
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.