Robert Ellis

look no further...

Songthrush Avenue
Basford, Nottingham NG6 0NH

A WELL PRESENTED TWO BEDROOM MID TERRACE HOME FOR SALE IN BASFORD, NOTTINGHAM!

Offers In The Region Of £180,000 Freehold

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Two Bedroom Mid-Terrace Home – Basford, Nottingham

Move Straight In – No Chain!

Robert Ellis Estate Agents are pleased to present this well-kept two bedroom mid-terrace home, ideally located in Basford, Nottingham. Perfect for first-time buyers, downsizers or investors, the property is ready to move straight into and offers a great blend of comfort and convenience.

The entrance hall leads to a modern kitchen, a spacious lounge/diner, and stairs to the first floor. Upstairs you'll find two good-sized bedrooms and a contemporary family bathroom.

Outside, the home benefits from a driveway to the front, while to the rear there is a well-maintained, enclosed garden—ideal for enjoying those warm summer evenings.

Conveniently positioned close to local schools, shops, and excellent public transport links, with easy access to Nottingham city centre and great links to the M1 for commuters.

Do not miss out—offered with no upward chain and ready to move straight in!

Entrance Hallway
Wooden entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Kitchen
LVT flooring, wall mounted radiator, UPVC double glazed bay fronted window to the front elevation, breakfast bar, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with brass mixer tap over, fan over with four ring induction hob over and extractor hood above, space and point for fridge freezer, integrated dishwasher, space and plumbing for a washing machine.

Lounge
12'11" x 13'3" approx (3.94 x 4.04 approx)
Laminate floor covering, TV point, UPVC double glazed window to the rear elevation, wooden double glazed door leading to the rear garden, wall mounted radiator, understairs storage cupboard.

First Floor Landing
Carpeted flooring, access to the loft, doors leading off to:

Bedroom One
12'7" x 12'5" approx (3.85 x 3.81 approx)
Laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage.

Bedroom Two
11'2" x 7'10" approx (3.41 x 2.40 approx)
Laminate floor covering, UPVC double glazed window to the rear elevation, wall mounted radiator.

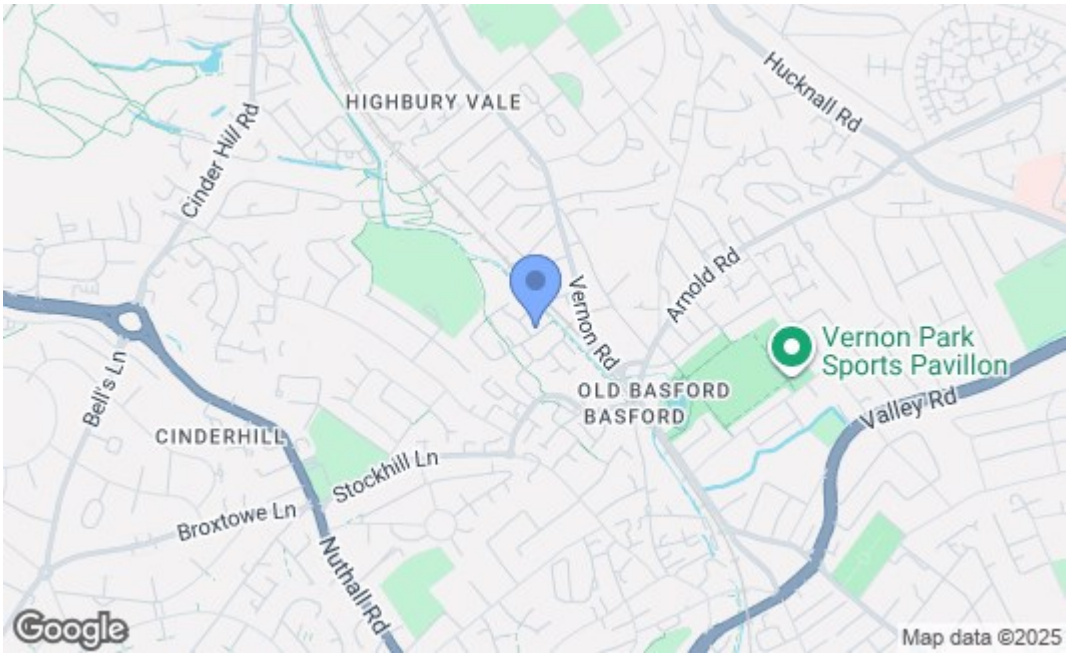
Bathroom
8'9" x 4'9" approx (2.69 x 1.46 approx)
Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, heated towel rail, WC, vanity wash hand basin with mixer tap, shaver point, recessed spotlights to the ceiling, bath with mixer tap and mains fed shower over.

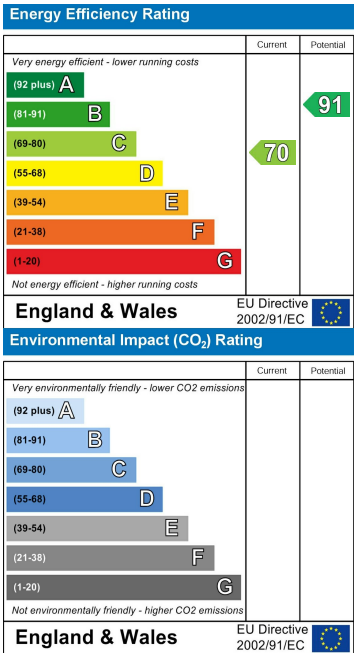
Outside

Rear of Property
To the rear of the property there is an enclosed rear garden with fencing to the boundaries, patio area, two outdoor water taps, lawned area, flowerbeds with a range of plants and shrubs planted to the borders, further patio area and shed to the rear.

Front of Property
To the front of the property there is a driveway providing off the road parking for up to two cars.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps 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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