

Robert Ellis

look no further...



High Church Street
New Basford, Nottingham NG7 7JP

SPACIOUS THREE BEDROOM MID
TERRACED HOME!

Guide Price £145,000 Freehold

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** GUIDE PRICE £145,000-155,000 **

Robert Ellis Estate Agents are delighted to present this spacious and well-presented three bedroom mid-terraced home, situated in the popular and convenient area of New Basford. Offering generous accommodation arranged over three floors, two reception rooms, a useful cellar and an enclosed rear garden, the property represents an excellent opportunity for first-time buyers, families and investors looking to add to their rental portfolio.

The accommodation begins with a welcoming lounge positioned to the front of the property, featuring a UPVC double glazed window, laminate flooring and access through to the separate dining room. The dining room is particularly well proportioned, providing ample space for family dining and entertaining, with a window overlooking the rear and stairs rising to the first floor. Access is also provided to the cellar, offering valuable additional storage space.

Positioned beyond the dining room is the fitted kitchen, comprising a range of matching wall and base units with work surfaces over, sink and drainer, space for a cooker, washing machine and fridge freezer, together with tiled flooring and two windows allowing plenty of natural light into the room. A side door provides access outside.

To the first floor are two well-proportioned bedrooms. Bedroom one is positioned to the front and retains attractive original wooden flooring alongside a useful storage cupboard, while the second bedroom overlooks the rear garden. Completing the first floor accommodation is a particularly spacious family bathroom. Stairs rise from the landing to the second floor, where a further generous double bedroom with a Velux window completes the sleeping accommodation.

Externally, the property benefits from an enclosed rear garden featuring a patio and lawned area, together with an outdoor store and a combination of walled and fenced boundaries, providing a private outdoor space for relaxing and entertaining.

Conveniently situated in New Basford, the property is well placed for access to Nottingham City Centre and a range of local amenities and transport connections. With three bedrooms, two reception rooms and accommodation extending across three floors, this is an excellent opportunity for first-time buyers and families, as well as landlords seeking a well-proportioned rental investment. Early viewing is highly recommended.



Lounge

11'1" x 11'1" approx (3.39 x 3.40 approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, door leading through to the dining room.

Dining Room

11'5" x 14'4" approx (3.50 x 4.39 approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

Cellar

11'3" x 11'9" approx (3.43 x 3.59 approx)

Gas and electric meter.

Kitchen

13'7" x 5'6" approx (4.15 x 1.69 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a cooker, tiled splashbacks, space and plumbing for a washing machine, space and point for fridge freezer, tiled flooring, wall mounted radiator, two UPVC double glazed window to the side elevation, wooden door to the side elevation.

First Floor Landing

15'5" x 8'3" approx (4.71 x 2.53 approx)

Carpeted flooring, storage cupboard, staircase leading to the second floor landing, doors leading off to:

Bedroom One

11'2" x 11'2" approx (3.41 x 3.41 approx)

UPVC double glazed window to the front elevation, storage cupboard, original wooden flooring, wall mounted radiator.

Bedroom Three

10'10" x 8'10" approx (3.31 x 2.70 approx)

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

Bathroom

13'4" x 5'10" approx (4.07 x 1.79 approx)

UPVC double glazed window to the side elevation, storage cupboard housing the boiler, panelled bath with electric shower over, handwash basin, WC, tiled splashbacks, wall mounted radiator.

Second Floor Landing

7'1" x 2'5" approx (2.16 x 0.75 approx)

Bedroom Two

11'1" x 11'4" approx (3.40 x 3.46 approx)

Velux window, carpeted flooring, wall mounted radiator.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, laid to lawn, outdoor store, walled and fenced boundaries.

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 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

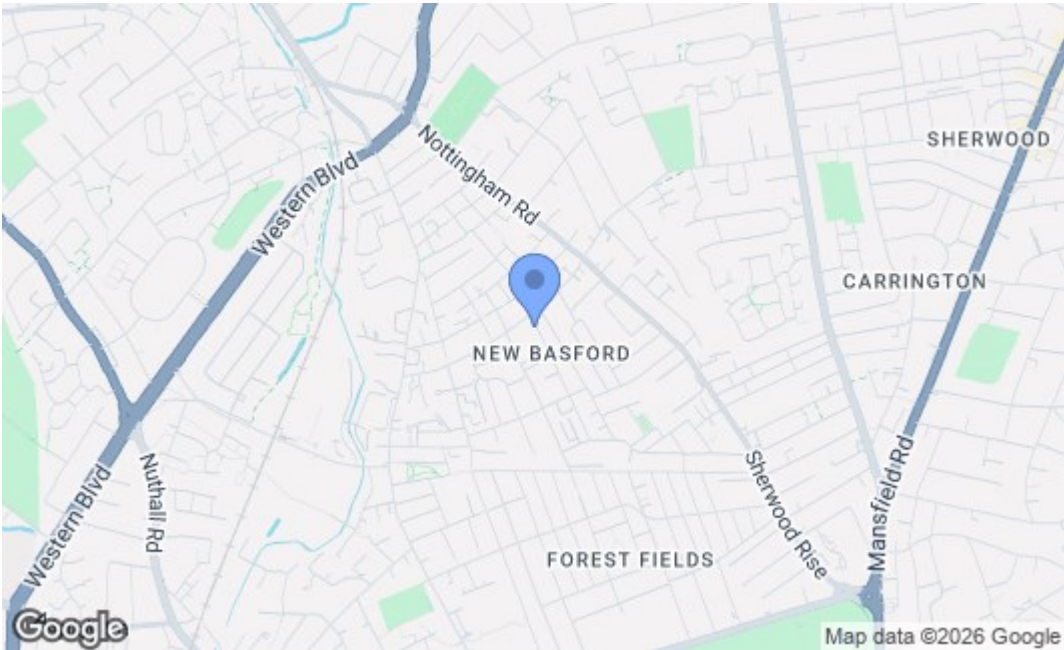
Flood Defences: No

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		
(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.