Robert Ellis

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Windermere Road
Forest Fields, Nottingham NG7 6HL

SPACIOUS TWO BEDROOM MID TERRACED HOME

£160,000 Freehold

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Robert Ellis Estate Agents are delighted to present this well-proportioned two bedroom mid-terraced home, situated in a popular and convenient residential area. Offering two reception rooms, two double bedrooms and an enclosed low-maintenance rear garden, this property presents an excellent opportunity for first-time buyers and investors alike. Ideally located within easy reach of Nottingham City Centre, local amenities, universities and excellent transport links, the property is perfectly positioned for both owner occupiers and the rental market.

The accommodation begins with a bright and welcoming lounge to the front of the property, featuring a bay window and decorative picture rail. A separate dining room provides an excellent second reception space, ideal for entertaining or everyday family living, whilst also giving access to the first floor. To the rear, the fitted kitchen offers a range of wall and base units, ample worktop space, space for freestanding appliances and access through to the rear hallway. Completing the ground floor is a family bathroom fitted with a three-piece suite comprising a panelled bath with shower attachment, wash hand basin and WC.

To the first floor are two generously proportioned double bedrooms, with the second bedroom benefiting from a useful built-in storage cupboard.

Externally, the property enjoys an enclosed, low-maintenance rear garden with walled boundaries, providing an outdoor space requiring minimal upkeep.

Conveniently positioned close to local shops, schools, Nottingham Trent University, the City Hospital, Forest Recreation Ground and excellent tram and bus links into Nottingham City Centre, this is a fantastic opportunity.

Lounge
15'5" x 15'5" approx (4.7 x 4.7 approx)
UPVC double glazed door to the front elevation, UPVC double glazed bay window to the front elevation, picture rail, wall mounted radiator, carpeted flooring, door leading through to the dining room.

Dining Room
11'9" x 11'5" approx (3.6 x 3.5 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, staircase leading to the first floor landing, carpeted flooring, door leading through to the kitchen.

Kitchen
9'6" x 4'11" approx (2.9 x 1.5 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for a cooker, tiled splashbacks, space and point for a fridge, space and plumbing for a washing machine, UPVC double glazed window to the side elevation, door leading through to the rear hallway.

Rear Hallway
Wall mounted radiator, door leading through to the bathroom, UPVC double glazed door to the side elevation.

Bathroom
18 x 23 approx (5.49m x 7.01m approx)
UPVC double glazed window to the side elevation, tiled splashbacks, wash hand basin with separate hot and cold taps, panelled bath with shower attachment over, WC, wall mounted radiator.

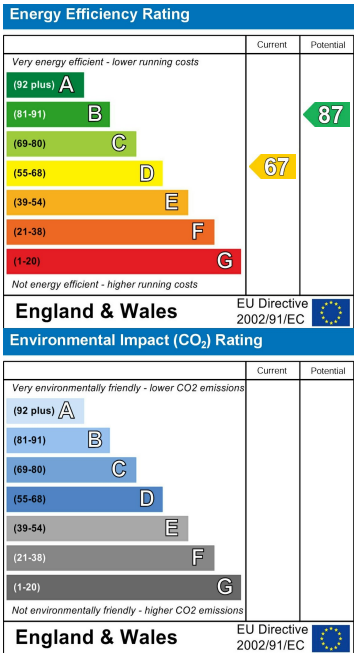
First Floor Landing
Carpeted flooring, wall mounted radiator, doors leading off to:

Bedroom One
10'9" x 11'9" approx (3.3 x 3.6 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
11'5" x 11'9" approx (3.5 x 3.6 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, storage cupboard.

Rear of Property
To the rear of the property there is an enclosed low maintenance rear garden with walled 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 15mbps 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



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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