



Holland Street
Hyson Green, Nottingham NG7 5DS

A TWO BEDROOM MID-TERRACE
PROPERTY WITH NO UPWARD CHAIN

Asking Price £135,000 Freehold



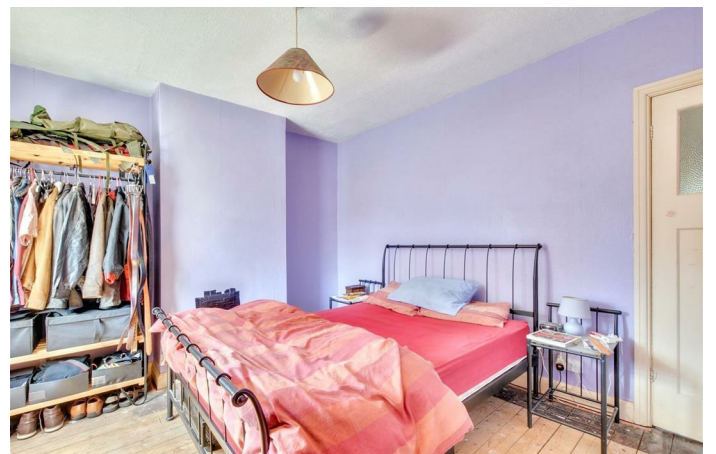
A FANTASTIC MID-TERRACE PROPERTY WITH NO UPWARD CHAIN!

Robert Ellis Estate Agents are pleased to bring to the market this two-bedroom mid-terrace home, ideally located in the popular residential area of Hyson Green, Nottingham. Offering an excellent opportunity for first-time buyers or investors, this well-situated property benefits from ideal transport links and is close to local shops, amenities, and the Forest Recreation Ground.

The accommodation comprises two generous reception rooms providing flexible living and dining spaces, a fitted kitchen, and a first-floor bathroom. There are two well-proportioned bedrooms to the first floor.

Externally, the property features both front and rear gardens, perfect for enjoying outdoor space.

Viewing is highly recommended to appreciate the potential of this home. Offered to the market with no upward chain, making for a straightforward purchase.



Living Room

12'11 x 13'05 approx (3.94m x 4.09m approx)

UPVC double glazed bay window to the front elevation, wall mounted double radiator, coving to the ceiling, ceiling light point, wooden front entrance door, feature Adams style fireplace incorporating tiled hearth and back panel with wooden surround, internal glazed door leading through to the dining room.

Dining Room

13'04 x 12'8 approx (4.06m x 3.86m approx)

Window to the rear elevation, wall mounted double radiator, wall hung feature gas fireplace, ceiling light point, coving to the ceiling, staircase leading to the first floor landing, glazed door leading through to the kitchen, understairs storage.

Kitchen

16'10 x 6'03 approx (5.13m x 1.91m approx)

UPVC double glazed windows to the side and rear elevations, a range of wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, space and point for a freestanding gas cooker, space and point for a freestanding fridge freezer, UPVC double glazed door leading to the enclosed rear garden.

First Floor Landing

Ceiling light point, loft access hatch, panelled doors leading off to:

Bedroom One

11'03 x 12'10 approx (3.43m x 3.91m approx)

Window to the front elevation, wall mounted double radiator, ceiling light point.

Bedroom Two

9'10 x 10'03 approx (3.00m x 3.12m approx)

Window to the rear elevation, wall mounted double radiator, ceiling light point, built-in storage cupboard over stairs providing useful additional storage space housing the hot water cylinder.

Family Bathroom

6'07 x 4'08 approx (2.01m x 1.42m approx)

Window to the rear elevation, panelled bath with electric shower over, low level flush WC, vanity wash hand basin with storage below, wall light point, wall mounted radiator, tiled splashbacks.

Outside

Front of Property

To the front of the property there is a pathway leading to the front entrance door, garden with a mature tree, fencing and wall to the front boundary.

Rear of Property

To the rear of the property there is an enclosed rear yard with secure gated access to the rear.

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 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

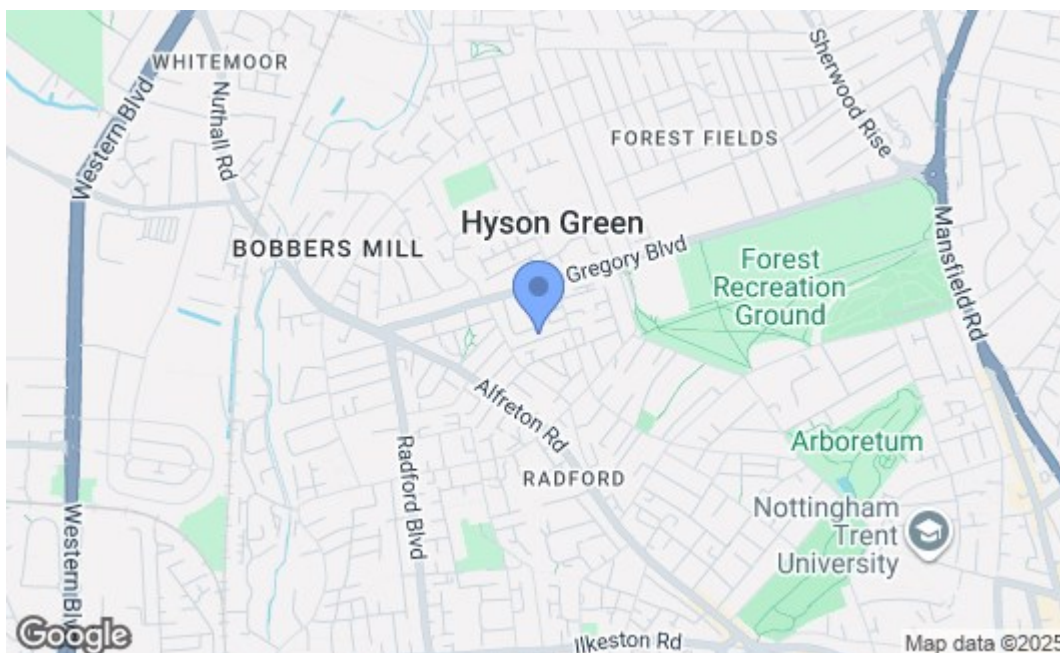
Flood Defences: No

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		56	
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.