Robert Ellis

look no further...







Vernon Avenue
Old Basford, Nottingham NG6 0AP

TWO BEDROOM END TERRACE HOME!

Guide Price £120,000 Freehold

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IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY - MUST VIEW!

Robert Ellis Estate Agents are delighted to offer to the market this TWO-BEDROOM END-TERRACED PROPERTY situated on Vernon Avenue in the popular residential area of BASFORD, NOTTINGHAM.

The property is conveniently positioned within easy reach of a range of local amenities, including shops, supermarkets, schools and excellent transport links providing access to Nottingham City Centre and surrounding areas. The location also offers convenient access to Nottingham City Hospital, making it an attractive purchase for first-time buyers and investors alike.

Upon entry, you are welcomed into the spacious lounge diner, providing ample room for both living and dining furniture, with a staircase leading to the first floor. To the rear is a fitted kitchen with a range of wall and base units, leading through to a rear hallway and ground floor bathroom featuring a three-piece suite with shower over the bath.

Stairs lead to the first floor landing, providing access to two well-proportioned bedrooms, with the principal bedroom benefiting from a useful storage cupboard.

Externally, the property benefits from an enclosed rear garden incorporating a lawned area, patio spaces and a garden shed, offering an ideal space for outdoor seating and entertaining.

A VIEWING IS HIGHLY RECOMMENDED to appreciate the accommodation and potential this property has to offer. Contact Robert Ellis Estate Agents today to arrange your viewing!





Lounge Diner
UPVC entrance door to the front elevation, UPVC double glazed window to the front and rear elevations, laminate flooring, wall mounted radiators, staircase leading to the first floor landing, door leading through to the kitchen.

Kitchen
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring gas hob over and extractor hood above, tiled splashbacks, tiled flooring, space and point for a fridge, UPVC double glazed window to the side elevation, door leading through to the rear hallway.

Rear Hallway
UPVC double glazed window to the side elevation, tiled flooring, door leading through to the bathroom.

Bathroom
UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, wall mounted radiator, handwash basin, WC, bath with electric shower over, extractor fan.

First Floor Landing
Laminate flooring, doors leading off to:

Bedroom One
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, storage cupboard, coving to the ceiling.

Bedroom Two
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, coving to the ceiling.

Rear of Property
To the rear of the property there is an enclosed rear garden incorporating lawned area with patio areas either side, outdoor water tap, shed, fenced and 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 2mbps 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













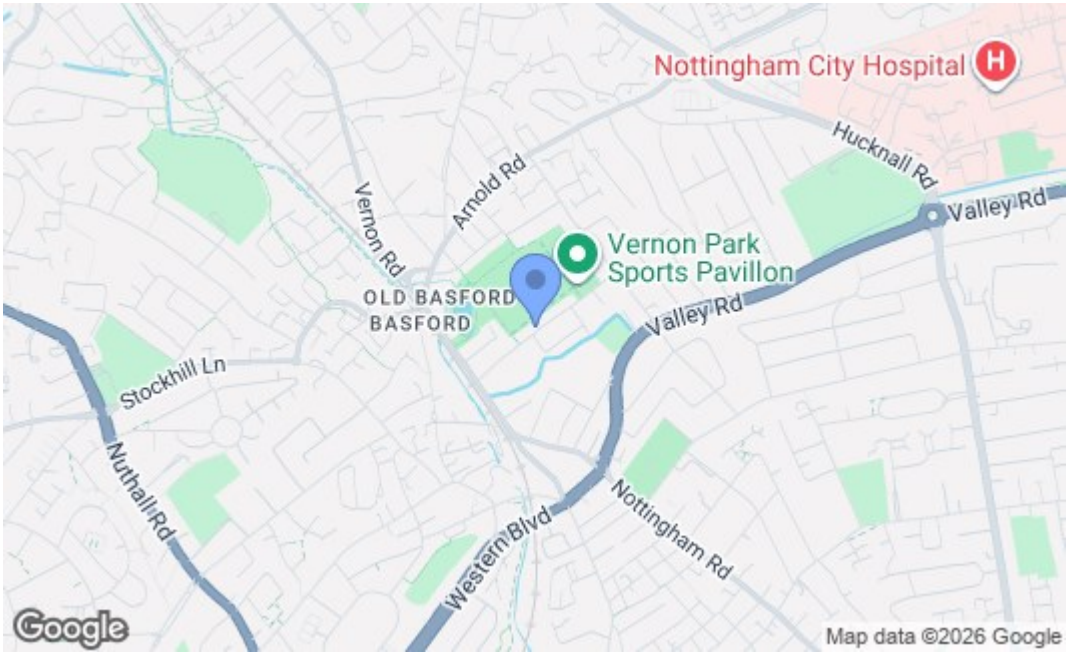

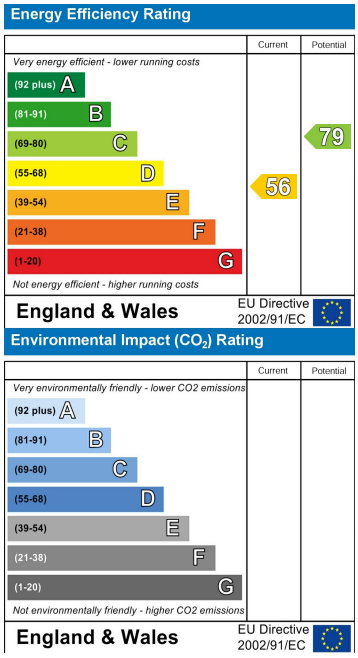

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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