Robert Ellis

look no further...

Whitechapel Street
Basford, Nottingham NG6 0HG

A ONE-BEDROOM, FIRST-FLOOR MASIONETTE SITUATED IN BASFORD, NOTTINGHAM - CASH BUYERS ONLY

Asking Price £80,000 Leasehold

IDEAL INVESTMENT - CASH BUYERS ONLY

Robert Ellis Estate Agents are pleased to bring this ONE BEDROOM FIRST FLOOR MAISONETTE to the market.

The property is near the end of a quiet road with excellent access to the NOTTINGHAM RING ROAD and the A6002 to NOTTINGHAM CITY CENTRE close to the TRAM Line and the CITY HOSPITAL.

The accommodation briefly comprises of an entrance hallway leading up to the first floor landing, open plan living room/kitchen, double bedroom, refitted bathroom and ample storage cupboards.

The property sits on a purpose built development of maisonettes with communal gardens and communal parking to the rear elevation and a low maintenance garden to the front elevation.

With easy access to the CITY CENTRE the property is offered to the market with NO ONWARD CHAIN, it is ideal for INVESTMENT opportunity, so call now to arrange your viewing.

Entrance Hallway
Secure composite door to the front elevation. Carpeted flooring. Ceiling light point. Staircase leading to the first floor landing.

First Floor Landing
9' x 12'3 approx (2.74m x 3.73m approx)
UPVC double glazed window to the front elevation. Wood flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Airing cupboard housing refitted Baxi central heating combination boiler. 2 x Large storage cupboards housing consumer unit with shelving and lighting. Internal doors leading into the open plan living room/kitchen, bedroom and refitted bathroom.

Living Room
14'11 x 13'05 approx (4.55m x 4.09m approx)
UPVC double glazed picture window to the front elevation. Wooden flooring. Wall mounted radiator. Ceiling light point. Large storage cupboard. Feature fireplace incorporating a wooden mantle, stone hearth and electric fire. Open through to the kitchen.

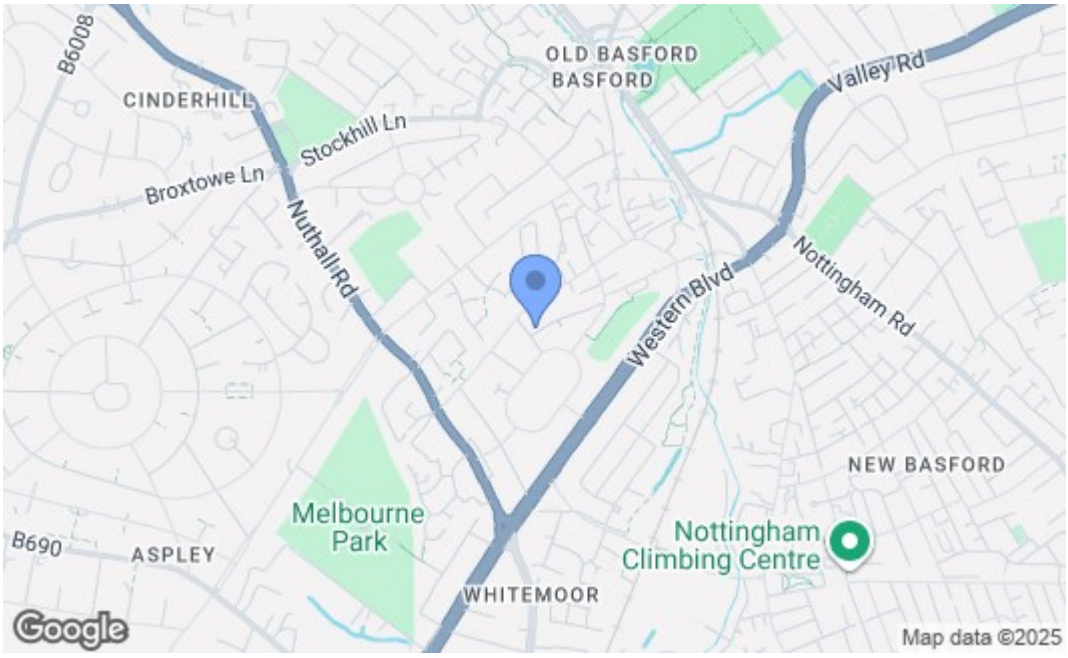
Kitchen
9'05 x 7'06 approx (2.87m x 2.29m approx)
UPVC double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer.

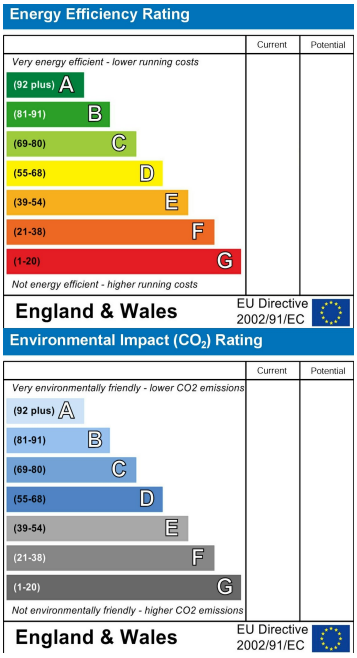
Bedroom
11'05 x 10'08 approx (3.48m x 3.25m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Refitted Bathroom
6'03 x 5'06 approx (1.91m x 1.68m approx)
UPVC double glazed window to the front elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Modern white 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above, semi recessed vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC.

Outside
The property sits on a purpose built development of maisonettes with communal gardens and communal parking to the rear elevation and a low maintenance garden to the front elevation with fencing to the 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 20mbps 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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