Robert Ellis

look no further. . .

Wiverton Road
, Nottingham NG7 6NQ

A FOUR BEDROOM SEMI DETACHED HOME FOR SALE !

Offers In The Region Of

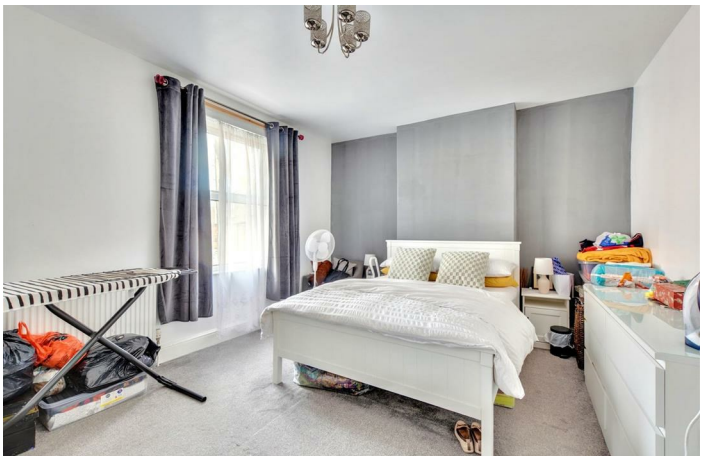
Robert Ellis Estate Agents are delighted to present this fantastic four-bedroom semi-detached home, ideally located in the popular Forest Fields area of Nottingham. This spacious property is perfect for first-time buyers or investors, offering generous living space and excellent access to local amenities.

The home is situated in a vibrant community with convenient transport links, including nearby bus and tram services, making commuting to Nottingham city centre and surrounding areas easy. It's also within close proximity to local shops, schools, and parks, making it an ideal location for families.

Upon entering the property, you are welcomed into a bright hallway that provides access to the lounge, a separate dining room, a well-sized kitchen with an additional dining area and downstairs shower room. There are also stairs leading down to a useful cellar, offering extra storage or potential for further use.

The first floor features two spacious bedrooms and a modern family bathroom fitted with a three-piece suite. Stairs lead to the second floor, where you will find two further double bedrooms, providing ample space for a growing family or multiple tenants.

This is a fantastic opportunity to acquire a large and well-located property in a popular area of Nottingham. A viewing is highly recommended to fully appreciate the size, layout, and potential of this wonderful home. Contact our office today on 0115 648 5485 to arrange your viewing.



Entrance Porch
UPVC entrance door leading into the entrance porch comprising carpeted flooring, feature tiling, wooden door giving access to the entrance hallway.

Entrance Hallway
Carpeted flooring, wall mounted radiator, coving to the ceiling, staircase to the first floor landing, doors leading off to:

Reception Room One
15'2" x 12'0" approx (4.63 x 3.66 approx)
Carpeted flooring, wall mounted radiator, coving to the ceiling, UPVC double glazed bay fronted window to the front elevation.

Reception Room Two
12'11" x 10'4" approx (3.95 x 3.15 approx)
Carpeted flooring, coving to the ceiling, fireplace, UPVC double glazed window to the rear elevation, wall mounted radiator.

Dining Area
9'1" x 8'8" (2.77 x 2.65)
Tiled flooring, UPVC double glazed window to the side elevation, wall mounted radiator, storage cupboard, space and point for fridge freezer.

Kitchen
8'6" x 7'11" approx (2.60 x 2.43 approx)
Tiled flooring, wall mounted radiator, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, door to the downstairs shower room, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven, four ring gas hob and extractor hood over, space and plumbing for a washing machine.

Downstairs Shower Room
5'1" x 8'6" approx (1.55 x 2.60 approx)
Linoleum flooring, UPVC double glazed window to the side and rear elevations, shower cubicle with electric shower over, handwash basin with mixer tap, WC, wall mounted radiator.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, wall mounted radiator, stairs leading to the second floor landing, doors leading off to:

Bathroom
9'0" x 6'9" approx (2.75 x 2.06 approx)
Linoleum flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, tiled splashbacks, WC, bath with mixer tap and electric shower over, handwash basin with mixer tap.

Bedroom One
16'2" x 12'3" approx (4.95 x 3.75 approx)
Two UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
13'2" x 10'5" approx (4.03 x 3.19 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Second Floor Landing
Carpeted flooring, storage to the eaves, wall mounted radiator, doors leading off to:

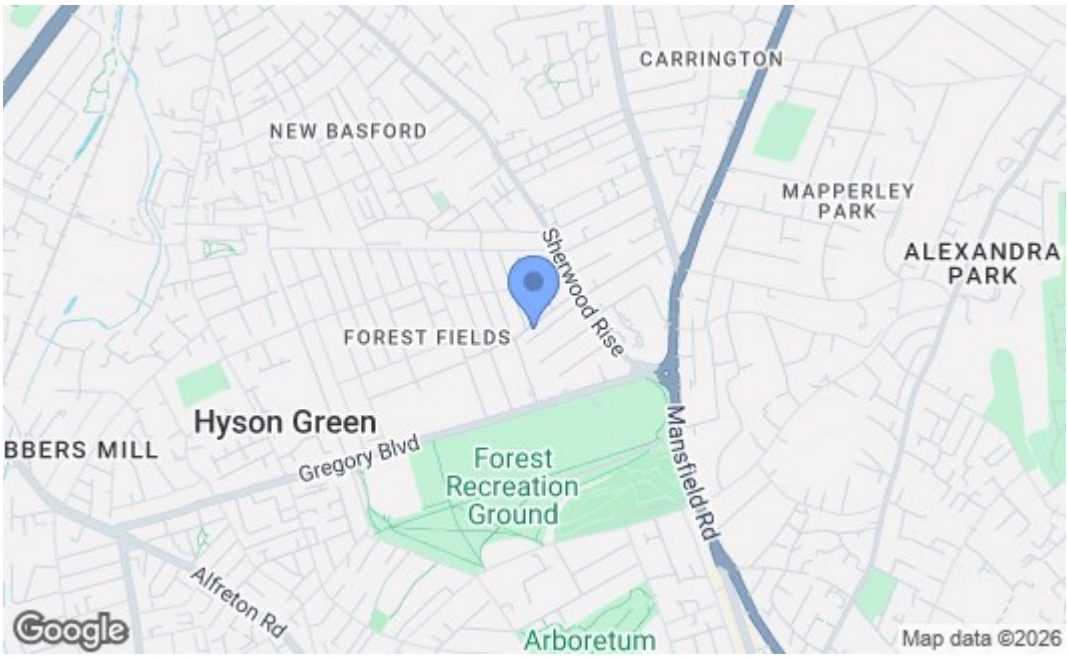
Bedroom Three
9'2" x 10'5" approx (2.81 x 3.19 approx)
UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator.

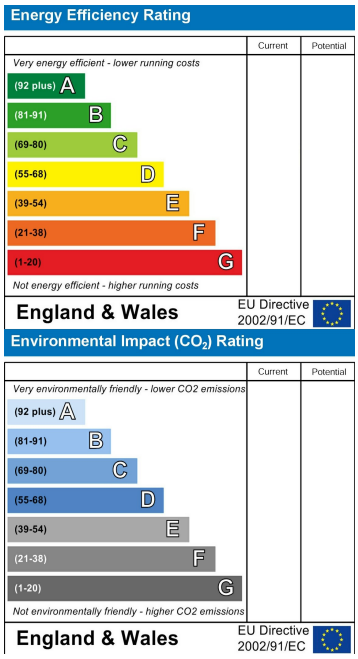
Bedroom Four
6'11" x 15'4" approx (2.11 x 4.69 approx)
UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio, fencing and walled boundaries, gated access to the front of the property.

Front of Property
To the front of the property there is on road parking.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 17mbps 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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