Robert Ellis

look no further. . .







Egypt Road
Basford, Nottingham NG7 7GN

A TWO BEDROOM END OF TERRACE HOME FOR SALE IN NEW BASFORD.

Guide Price £120,000 Freehold



** FANTASTIC INVESTMENT BUY **

Situated in the popular residential area of New Basford, this two-bedroom end of terrace property offers a well-proportioned layout and excellent access to a wide range of local amenities, schools, and public transport links.

On the ground floor, the accommodation comprises a reception room to the front of the property. The kitchen offers a range of fitted units, with access to the rear yard/garden area.

Upstairs, the property features two bedrooms – one spacious double and a second single room that could also be used as a home office or nursery. A family bathroom completes the first-floor layout.

Externally, the property benefits from its position as an end terrace, with side access and a private rear yard/garden area. On-street parking is available to the front.

The location is well-served by local shops, schools, and regular public transport services, with Nottingham city centre just a short distance away. The area also offers convenient access to major road links including the A60 and A610.

This property presents a great opportunity for landlords seeking a buy-to-let in a strong rental area.

Early viewing is recommended.





Entrance Lobby
Wooden entrance door to the front elevation giving access into the entrance lobby comprising door leading to the lounge, storage cupboard providing useful additional storage space, opening through to kitchen.

Kitchen
9'2" x 17'11" approx (2.81 x 5.48 approx)
Double glazed window to the front and side elevations, UPVC door to the side elevation giving access to the garden, wall mounted radiator, door leading to carpeted staircase to the first floor landing, linoleum flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, electric oven with a four ring gas hob over and extractor hood above, tiled splashbacks, wall mounted boiler, space and point for a fridge freezer, space and plumbing for a washing machine.

Reception Room
12'11" x 10'1" approx (3.96 x 3.09 approx)
Carpeted flooring, double glazed window to the front elevation, wall mounted radiator.

First Floor Landing
Carpeted flooring, wall mounted radiator, access to the loft, storage cupboard, doors leading off to rooms.

Bedroom One
10'1" x 10'1" approx (3.09 x 3.08 approx)
Double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
8'3" x 10'2" approx (2.52 x 3.10 approx)
Double glazed window to the side elevation, wall mounted radiator, carpeted flooring.

Bathroom
Linoleum flooring, WC, handwash basin with separate hot and cold taps, tiled splashbacks, wall mounted radiator, bath with electric shower over.

Rear of Property
To the rear of the property there is a rear patio space with side gated access to the front of the property.

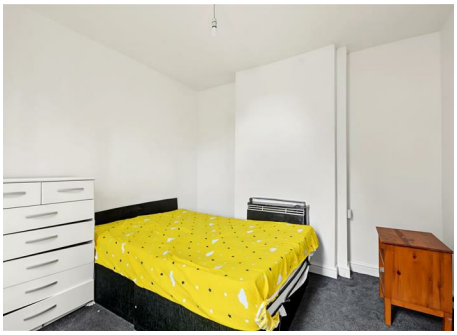
Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



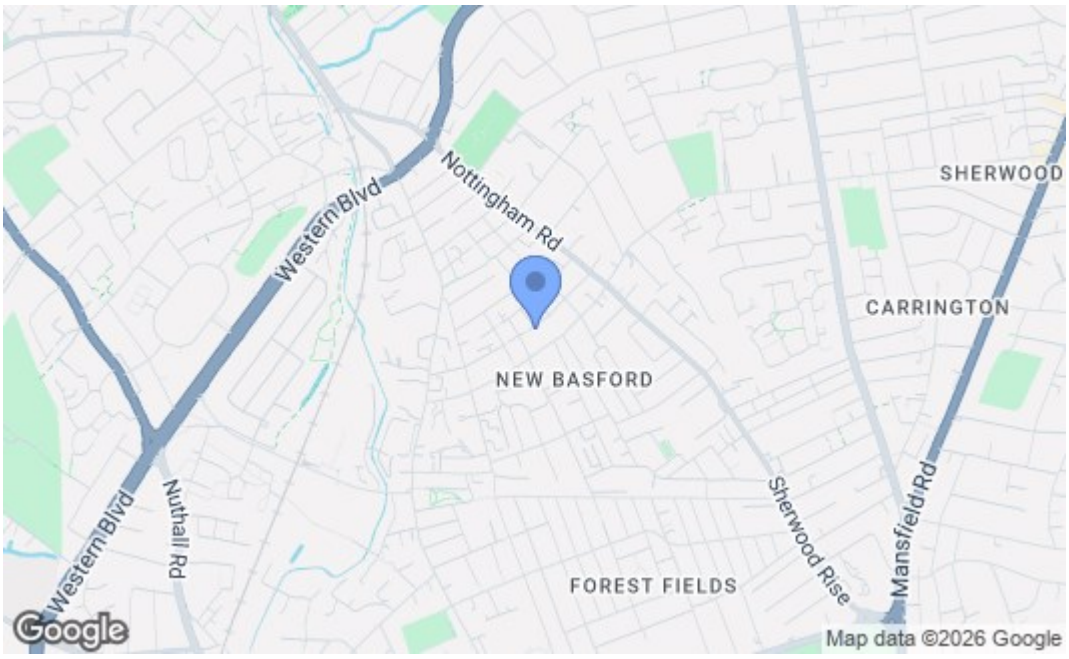


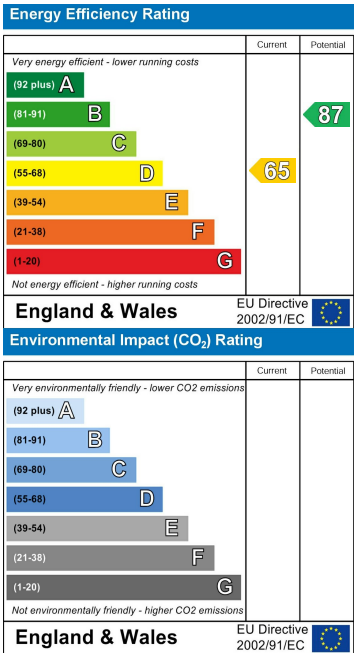












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485