

Robert Ellis

look no further...



Harcourt Road,
Forest Fields, Nottingham
NG7 6PX

£140,000 Freehold

0115 648 5485



/robertellisestateagent



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**** OFFER'S OVER £140,000 ****

**** IDEAL INVESTMENT OR FIRST TIME BUY ****

Robert Ellis Estate Agents are proud to offer to the market this RECENTLY RENOVATED TWO DOUBLE BEDROOM, MID TERRACE, THREE STOREY FAMILY HOME SITUATED IN FOREST FIELDS, NOTTINGHAM.

It is positioned only a stone's throw away from the Tram 'park and ride', allowing easy access into Nottingham City centre. You are also within walking distance of the centre. The home offers access to local shops, restaurants and bars, alongside close proximity to Forest Recreation Ground.

The home has undergone modernisation throughout with decor and a brand new bathroom suite. It is in great condition, allowing prospective buyers to move in with ease.

Upon entry, you are welcomed into the lounge which leads to the dining room, kitchen with fitted units and cellar. Stairs lead to landing, first double bedroom and four piece suite family bathroom. Stairs lead to landing, second double bedroom.

To the rear is an enclosed garden which is low maintenance.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, CONDITION and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 now!



Lounge

11'5" x 11'3" approx (3.5m x 3.45m approx)

UPVC double glazed window and front door, double wall mounted radiator and oak flooring.

Lobby

5'4" x 2'7" approx (1.65m x 0.8m approx)

Laminate flooring and stairs to the first floor.

Cellar

14'3" x 11'4" approx (4.35m x 3.47m approx)

This is split into two rooms, with power, gas and electrics and stairs.

Dining Room

11'10" x 11'4" approx (3.63m x 3.47m approx)

Tiled flooring, double wall mounted radiator, UPVC double glazed window to the rear.

Kitchen

12'11" x 5'11" approx (3.94m x 1.81m approx)

Tiled flooring, partially tiled walls, fitted wall and base units, spaces for a fridge freezer, gas cooker, dishwasher and washing machine, stainless steel sink with a dual heat tap, wall mounted radiator, UPVC double glazed window and opaque UPVC double glazed door to the rear.

First Floor Landing

11'3" x 5'2" approx (3.45m x 1.6m approx)

Wall mounted radiator, laminate flooring, doors to:

Bedroom 1

11'6" x 11'3" approx (3.51m x 3.44m approx)

Laminate flooring, double wall mounted radiator, UPVC double glazed window.

Bathroom

10'4" x 9'4" approx (3.15m x 2.87m approx)

Laminate flooring, double wall mounted radiator, opaque UPVC double glazed window, bath with dual heat tap and hand held shower unit, partially tiled walls, wall mounted towel radiator, double walk-in shower with a hand held shower unit, w.c. and sink with dual heat tap.

Second Floor Landing

8'11" x 2'4" approx (2.72m x 0.73m approx)

Leading to:

Bedroom 2

16'9" x 10'2" approx (5.13m x 3.12m approx)

Laminate flooring, UPVC double glazed window.

Outside

Enclosed rear garden which is designed for low maintenance, access to an outside w.c. Access down an alley way to the rear which is fenced with brick wall to the boundaries.

Outside w.c.

2'7" x 5'2" approx (0.79m x 1.6m approx)

w.c.

Council Tax Band:-

Band A, Nottingham City Council

Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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.